

THE MORROW BUILDING

6015 MORROW ST E, JACKSONVILLE, FL 32217



OFFERING SUMMARY

Sale Price:	\$549,000
Cap Rate:	7.0%
NOI:	\$41,650
Lot Size:	0.61 Acres
Year Built:	1986
Building Size:	9,263 SF
Zoning:	CCG-1
Market:	Jacksonville
Price / SF:	\$59.27

PROPERTY OVERVIEW

One hundred percent occupied! This is a beautifully kept, 19 Suite Executive Office Complex. Property includes, parking, utilities (with internet), 4 full bathrooms, water fountains and two floors of office space for professional tenants. Landlord pays all expenses, then leases to tenants on a yearly basis. Current tenants include, a construction company, lawyer, real estate company, student loan business and many more.

PROPERTY HIGHLIGHTS

- Located in the heart of Jacksonville near University West and I 95
- Property Size: 9,263 square feet
- Current Occupancy: 100%
- Zoning: CCG-1
- Conveniently located near banks, restaurants and other retail shops

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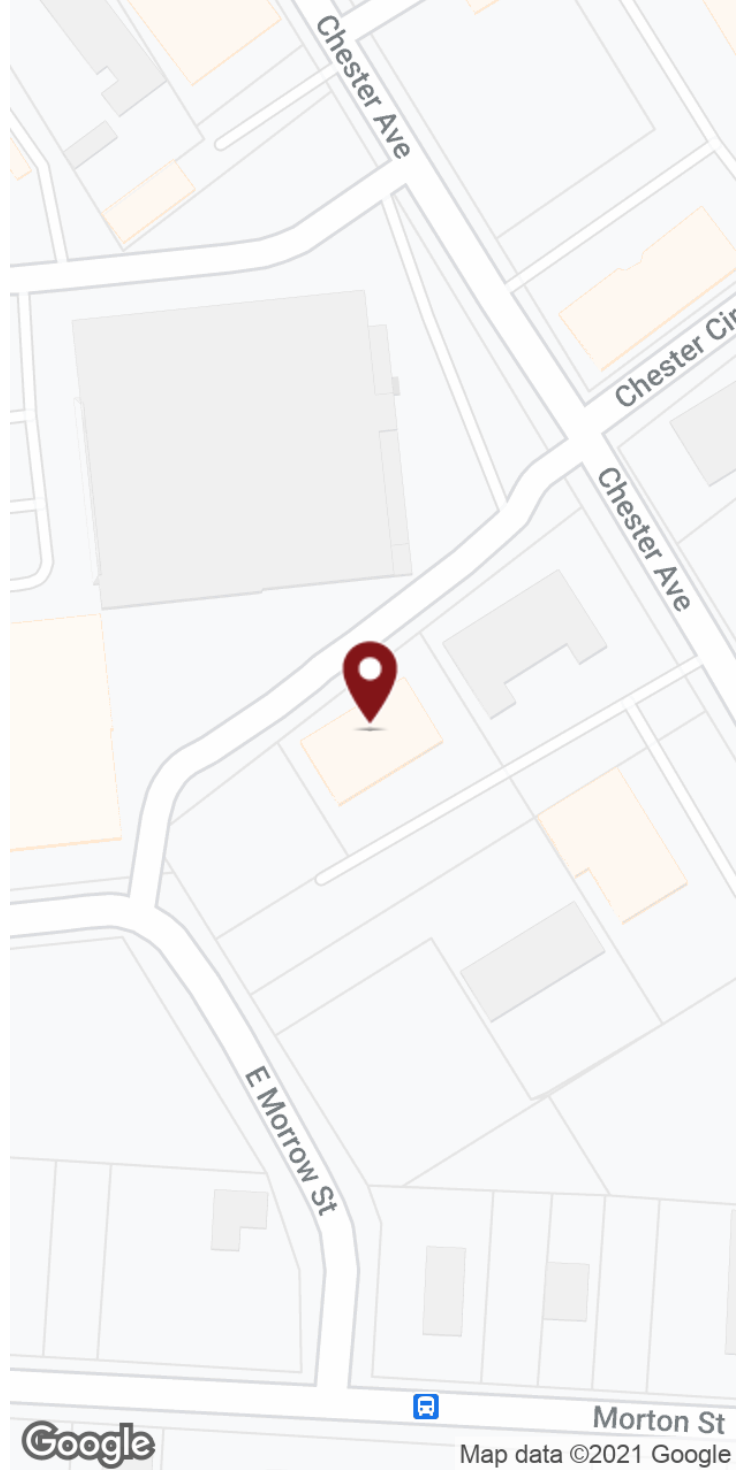
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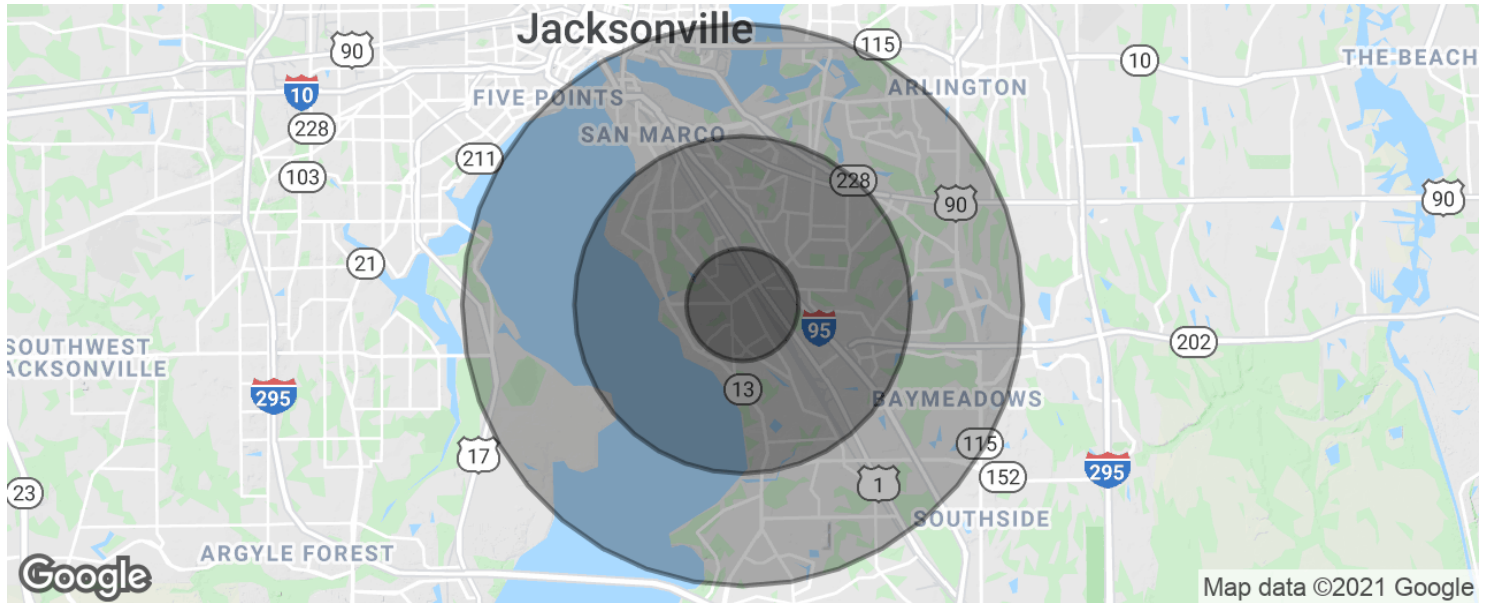
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,211	56,207	141,702
Median age	35.5	38.2	37.1
Median age (Male)	33.0	35.4	35.8
Median age (Female)	37.9	41.4	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,082	22,762	60,192
# of persons per HH	2.5	2.5	2.4
Average HH income	\$50,383	\$64,590	\$67,492
Average house value	\$152,554	\$257,313	\$276,403

* Demographic data derived from 2010 US Census

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