



# 103RD STREET COMMERCIAL PARK

7540 103RD ST.  
JACKSONVILLE, FL 32210

**Tim Herbert**  
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# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$1,100.00 per month (MG)
Building Size:	56,000 SF
Available SF:	1,500 SF
Lot Size:	3.99 Acres
Year Built:	2005
Zoning:	PUD
APN:	014523-0025

## PROPERTY OVERVIEW

SVN | Alliance is pleased to exclusively represent this fantastic flex property on the westside of Jacksonville. Each 1500 SF space features an overhead roll up door and one personnel door along with 18 FT ceilings. These units are in a convenient location with access to the city of Jacksonville, I-295, I-10 and the First Coast Expressway. A communal loading dock and adequate parking make this property an attractive option for a variety of office and light industrial uses.

## PROPERTY HIGHLIGHTS

- One overhead door [10x12] & one personnel door per 1500 sq ft
- 50 free Surface Parking Spaces available
- Easy Access to I-295, I-10 and First Coast Expressway
- Communal Loading Dock on site

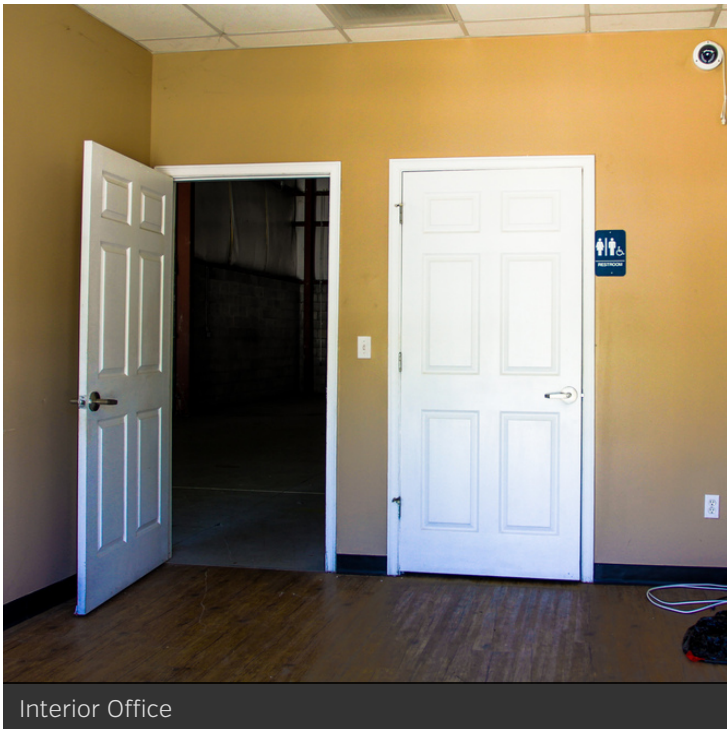
# Additional Photos



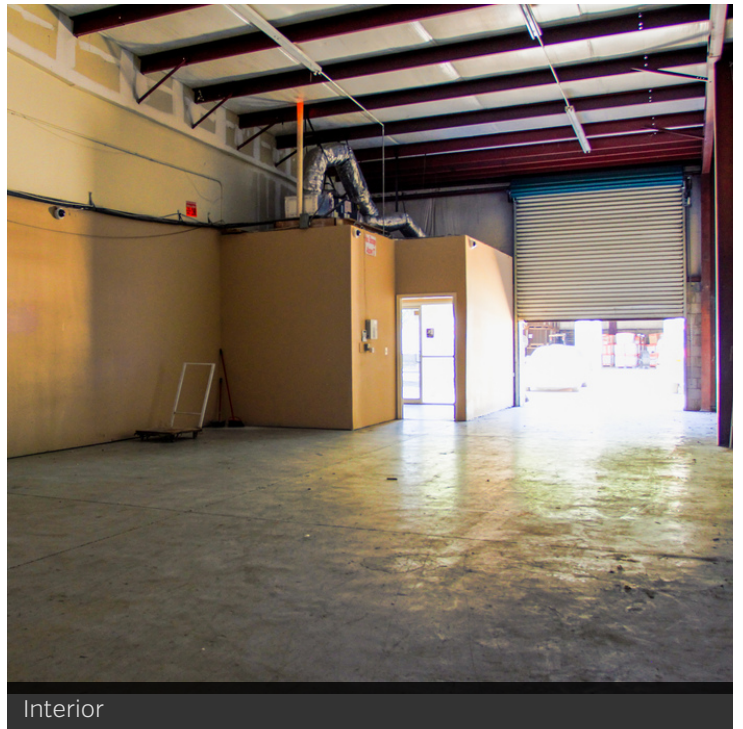
Communal Loading Dock



Loading Dock

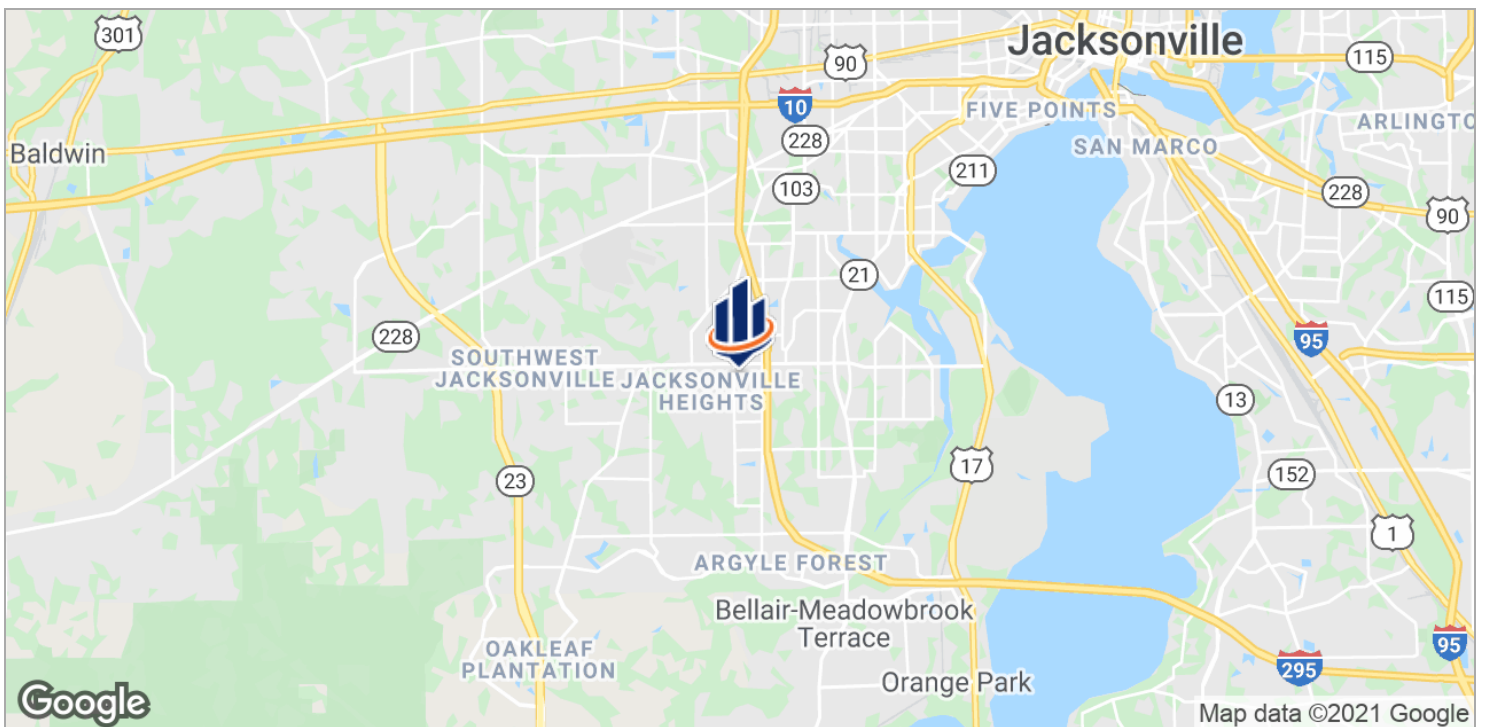
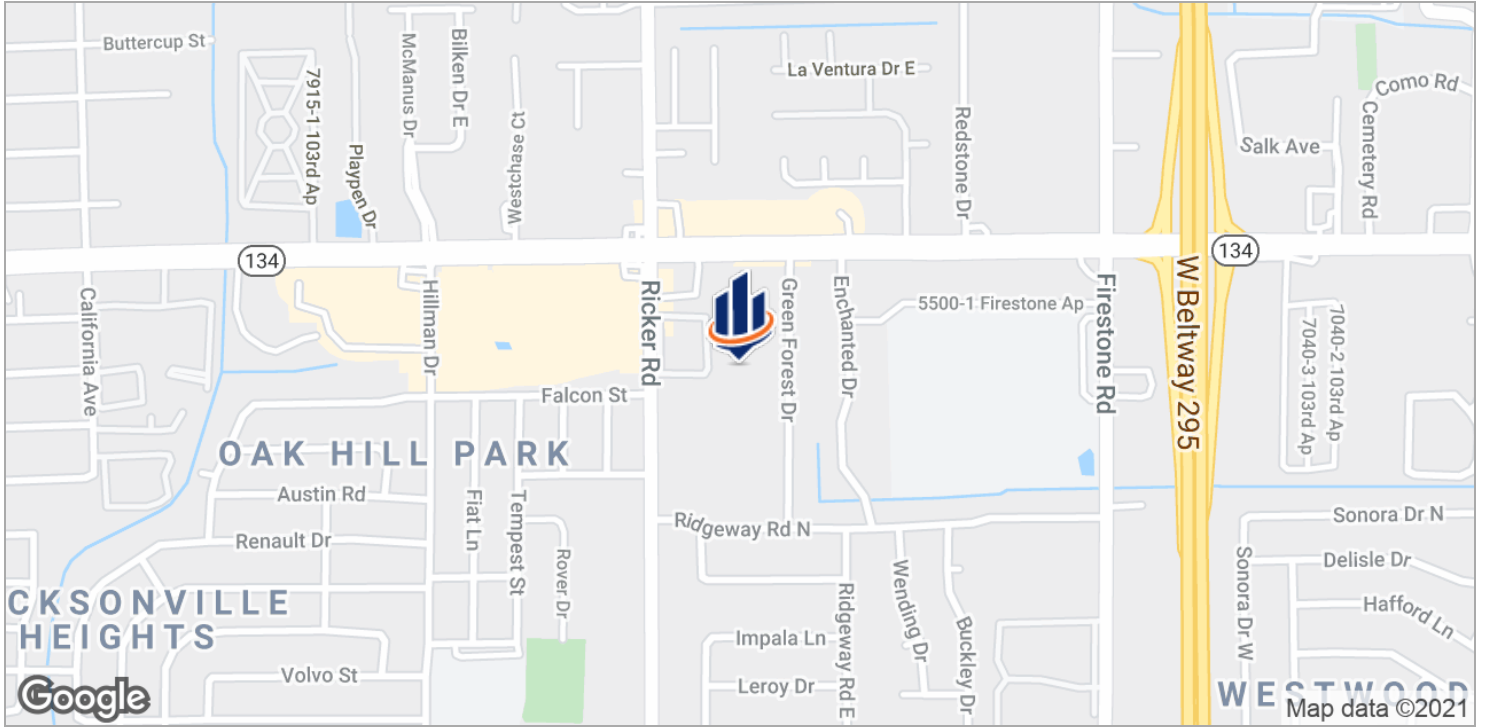


Interior Office



Interior

# Location Maps



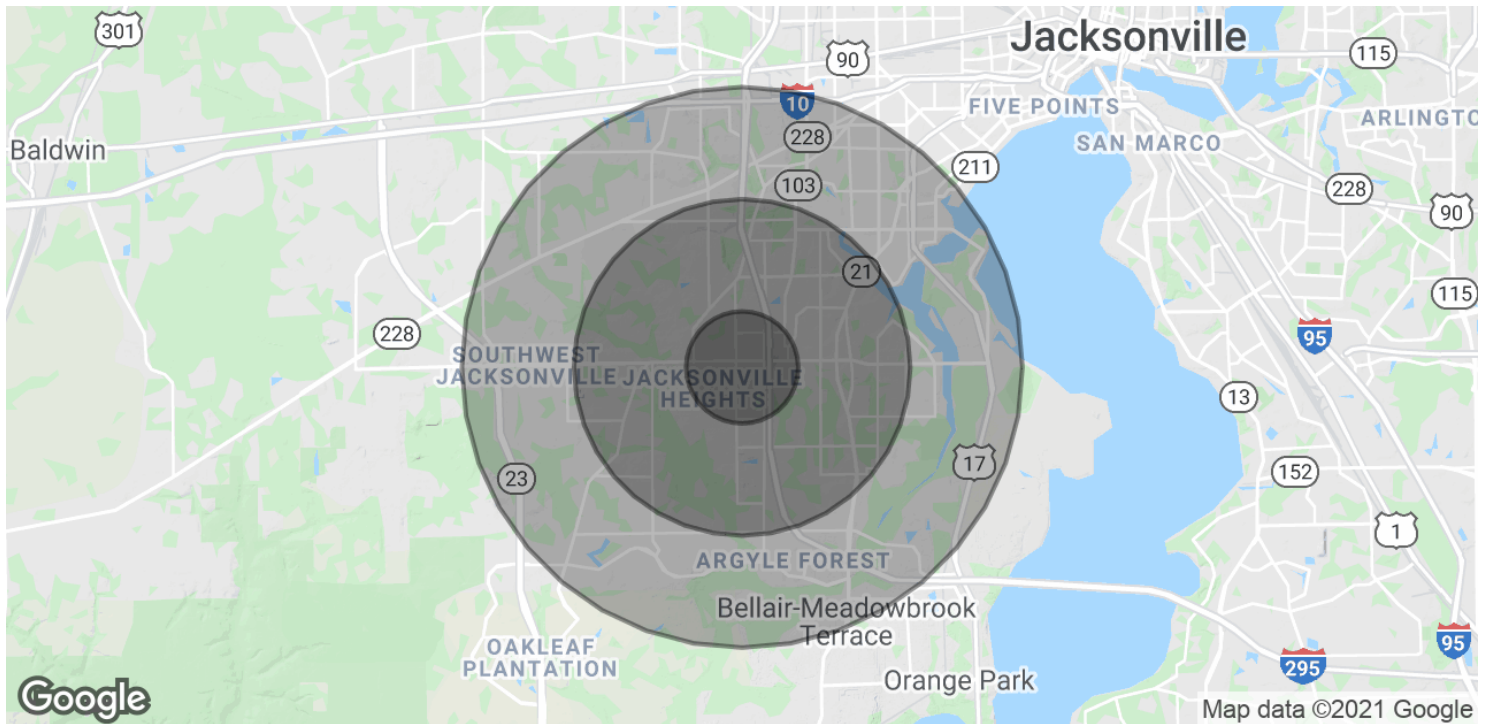
# Available Spaces



**LEASE RATE:** \$1,100.00 PER MONTH      **TOTAL SPACE:** 1,500 SF  
**LEASE TYPE:** MG      **LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
111	Flex Space	\$1,100 per month	Modified Gross	1,500 SF	Negotiable	
114	Flex Space	\$1,100 per month	Modified Gross	1,500 SF	Negotiable	
205	Flex Space	\$1,100 per month	Modified Gross	1,500 SF	Negotiable	
209	Flex Space	\$1,100 per month	Modified Gross	1,500 SF	Negotiable	

# Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,899	73,862	170,400
Average age	34.7	34.1	34.5
Average age [Male]	32.9	33.0	33.4
Average age [Female]	36.1	34.6	35.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,849	27,258	63,706
# of persons per HH	2.8	2.7	2.7
Average HH income	\$51,650	\$51,254	\$55,935
Average house value	\$147,898	\$144,732	\$180,481

\* Demographic data derived from 2010 US Census

# Advisor Bio

## TIM HERBERT

Advisor



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## PROFESSIONAL BACKGROUND

Tim Herbert is an Advisor of SVN | Alliance, with over 16 years as an investor and commercial real estate representation. Tim's experience encompasses site selection, lease negotiations and asset underwriting through numerous entrepreneurial ventures. Tim is also a member of the Corporate Real Estate Services team on a national basis, which has an extensive client base and global capabilities.

A licensed real estate agent in FL, Tim has a strong focus in retail landlord representation, tenant representation, and property sales. Tim excels at repositioning properties in which to maximize profits for his clients. Tim draws heavily on extensive experience as a small business owner and manager to assist others in realizing the potential of their real estate portfolios from the viewpoint of both owner and tenant. Leveraging this background gives Tim a unique perspective on the value that can be created for his clients in any given transaction.

Tim Herbert serves as the treasurer to the North Florida Chapter of CCIM. He is also active in ICSC, the Jacksonville Chamber of Commerce and has acted as a consultant for the Citizens of Orange Park for Economic Development. In addition to work, Tim enjoys spending time with his daughter, fishing and rock climbing. Tim also enjoys the creative process through painting, photography and traditional leather work.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

In 2016 and 2017 we were named the 6th most recognized commercial real estate brand by the Lipsey Company.

SVN | Alliance is located in Jacksonville, Florida and provides sales, leasing, tenant representation, and corporate real estate services. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

## MEMBERSHIPS & AFFILIATIONS

ICSC  
CCIM North Florida Chapter Treasurer  
Jacksonville Chamber of Commerce