

## 2627 SPRING PARK

2627 SPRING PARK RD  
JACKSONVILLE, FL 32207

**Blair "Red" Greenlaw**  
Regional Director | Senior Advisor  
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# Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner (“Owner”), or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

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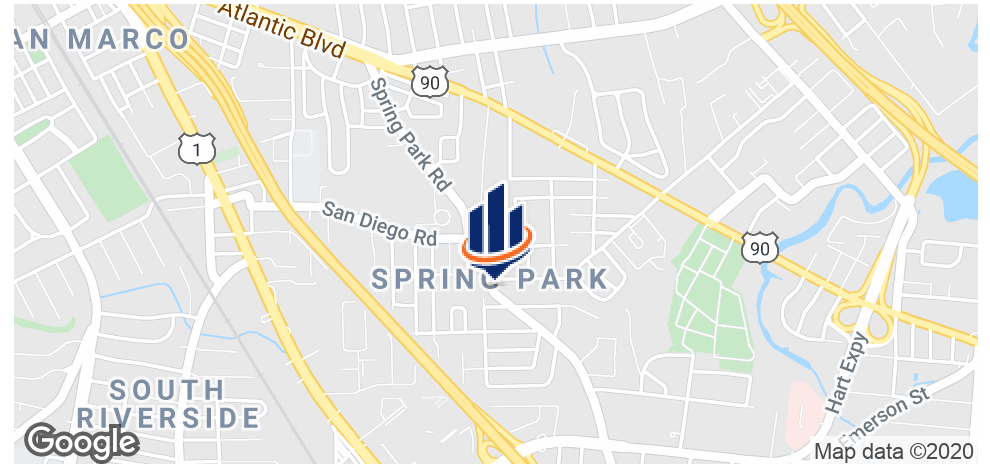
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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

# Property Summary



## OFFERING SUMMARY

Available SF:	2,300 - 8,403 SF
Lease Rate:	\$6.00 SF/yr (NNN)
Lot Size:	0.85 Acres
Year Built:	1973
Building Size:	8,403 SF
Zoning:	CN
Market:	San Marco

## PROPERTY OVERVIEW

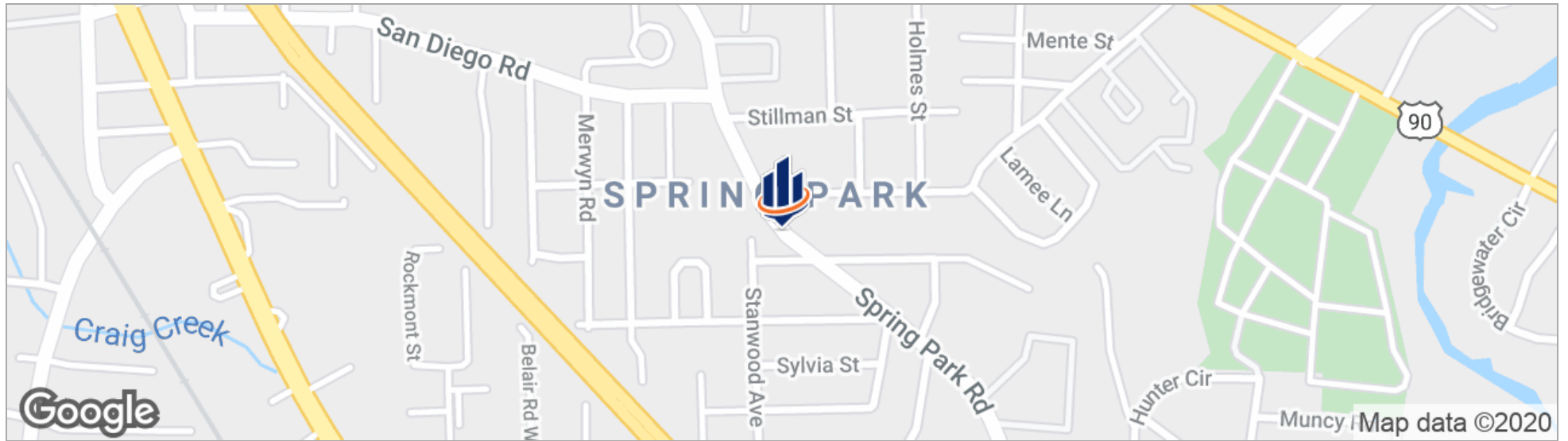
Your business will attract a lot of attention in this location! It is one of only two commercial properties located on a heavily traveled street joining the major thoroughfares of Beach Blvd and Emerson St. The property is made up of two separate adjoining buildings and offers tenants the ability to occupy one space, or the option to use the entire property for their purposes. Each building has its own office, warehouse and bathroom facilities. One unit is serviced by a dock high door and the other with a grade level door. With impressive traffic counts, strategic location, expansion capacity and property versatility, this property is a must see!

Become a part of the economic expansion in Jacksonville, FL. This is the new home for your business.

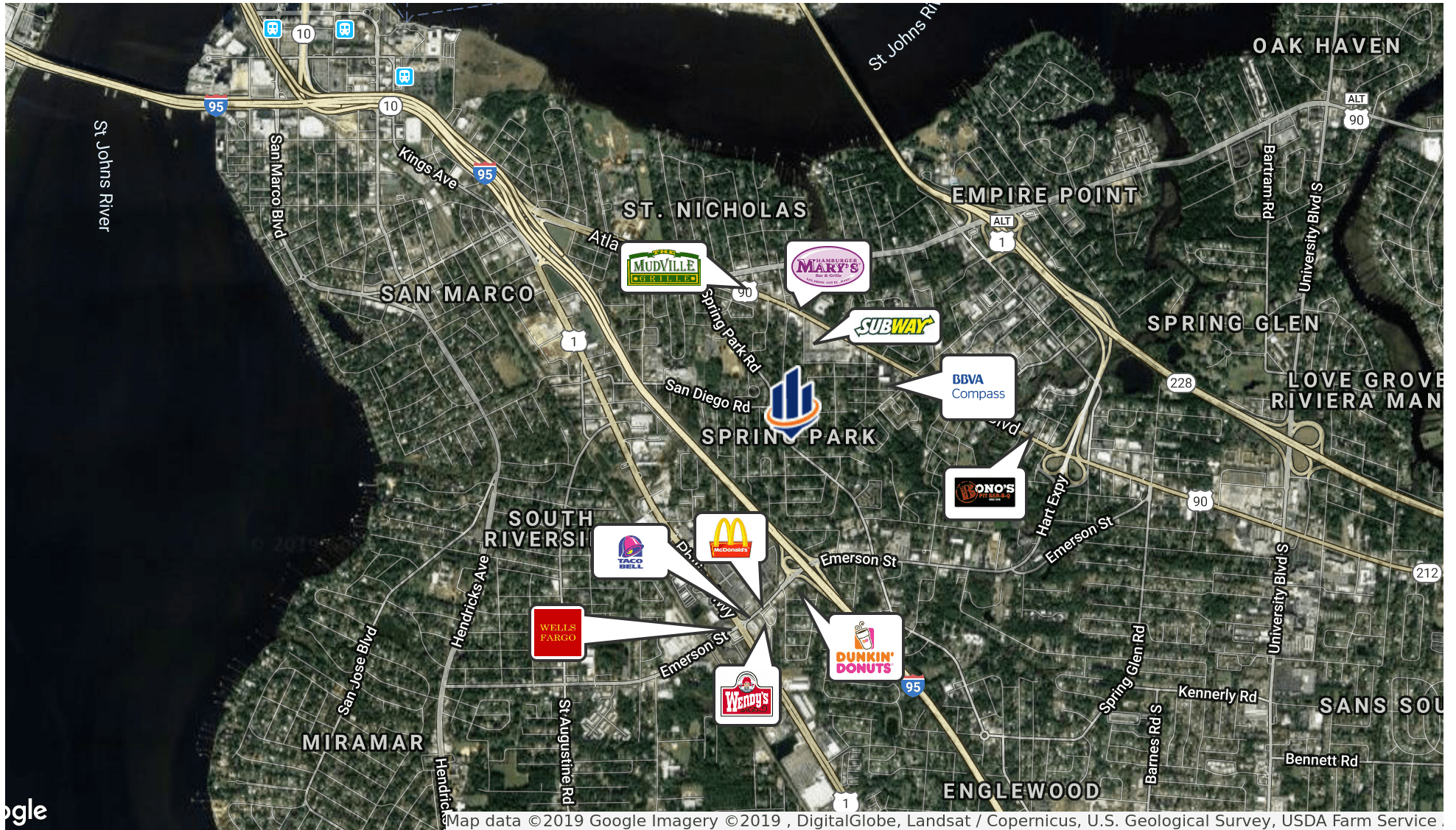
# Additional Photos



# Location Maps



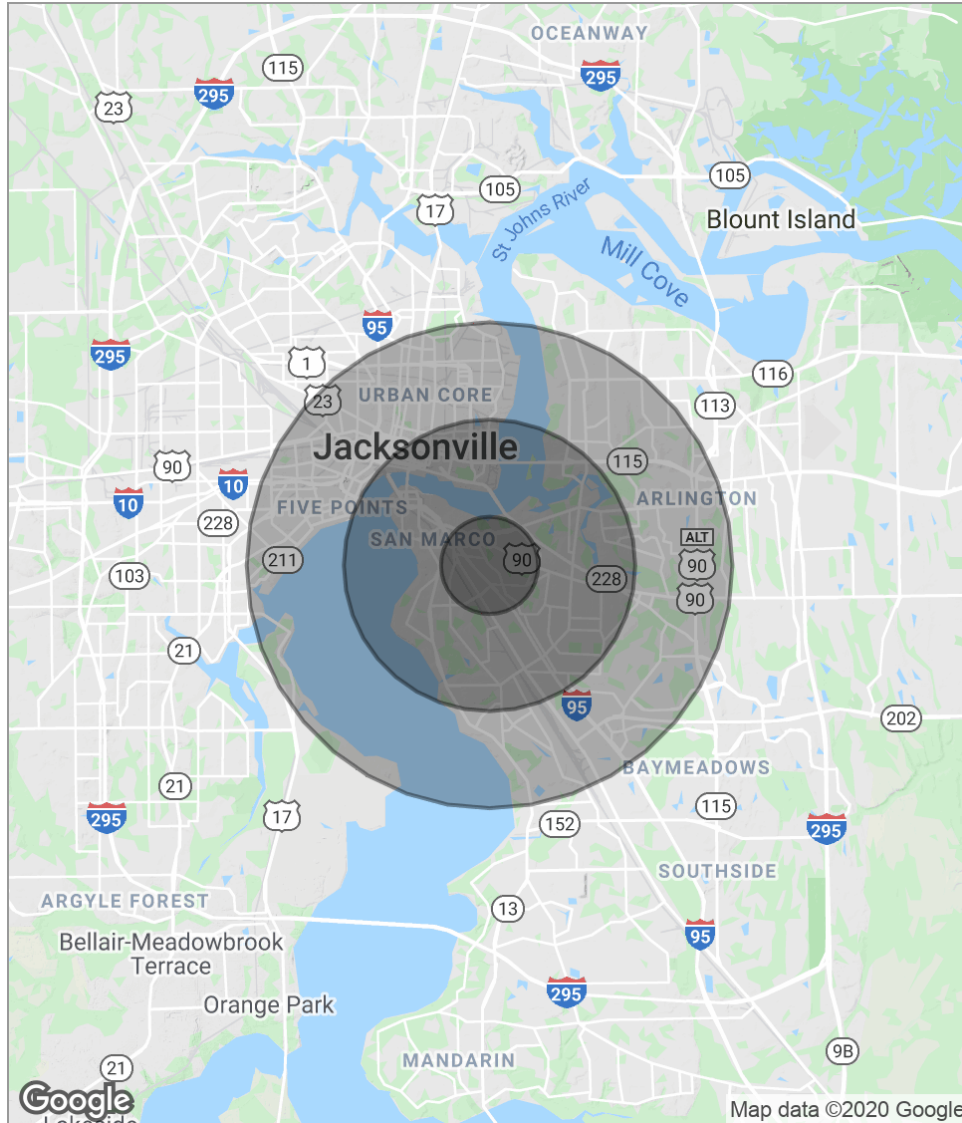
# Retailer Map



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Map data ©2019 Google Imagery ©2019 , DigitalGlobe, Landsat / Copernicus, U.S. Geological Survey, USDA Farm Service.

# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,782	61,132	178,428
Median age	37.1	37.9	36.0
Median age [Male]	35.3	36.3	34.5
Median age [Female]	39.4	40.2	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,689	25,258	72,806
# of persons per HH	2.4	2.4	2.5
Average HH income	\$53,008	\$57,239	\$57,291
Average house value	\$393,726	\$339,923	\$240,007

\* Demographic data derived from 2010 US Census

# Advisor Bio

## **BLAIR "RED" GREENLAW**

Regional Director | Senior Advisor



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## **PROFESSIONAL BACKGROUND**

Red has extensive real estate experience as an investor and project manager and leverages skills developed in these activities to help businesses maximize their potential through real estate. His brokerage activities include both tenant and landlord representation, as well as considerable experience as a listing agent. As an Advisor he provides clients with detailed financial analysis on real estate investments and critical advice during the buy/sell decision making process.

Prior to becoming licensed in Real Estate, Red spent nearly two decades as a pilot in the U.S. Navy, where he still holds a commission as a Commander in the United States Navy reserve. His most recent assignment was as the Commanding Officer of VR-62, an aviation squadron that conducts worldwide strategic operations in support of deployed assets and theater commanders. Red holds a bachelor's degree from The University of Maryland and a master's degree from The Naval War College.

Red was selected as the Northeast Florida Regional Director for SVN Alliance in 2017.

## **EDUCATION**

BA - The University of Maryland at College Park  
MA - United States Naval War College

## **MEMBERSHIPS & AFFILIATIONS**

Jacksonville Chamber of Commerce  
JAXUSA Partnership  
NAIOP