



6265 MERRILL ROAD

JACKSONVILLE, FL 32277

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Property Summary



OFFERING SUMMARY

Sale Price:	\$185,000
Cap Rate:	9.25%
Lot Size:	0.34 Acres
Year Built:	1956
Building Size:	1,944 SF
Zoning:	CO-Commercial Office
Market:	Jacksonville
Submarket:	Arlington
Traffic Count:	15,400

PROPERTY OVERVIEW

Income property located on Merrill Road and within half a mile of the growing Jacksonville University main campus. This single tenant office building is comprised of 1944 square feet and is available for sale. The property was recently leased to a daycare on a 5 year lease term.

The building is located within close proximity to the multitude of food and coffee locations primarily located on Merrill Road.

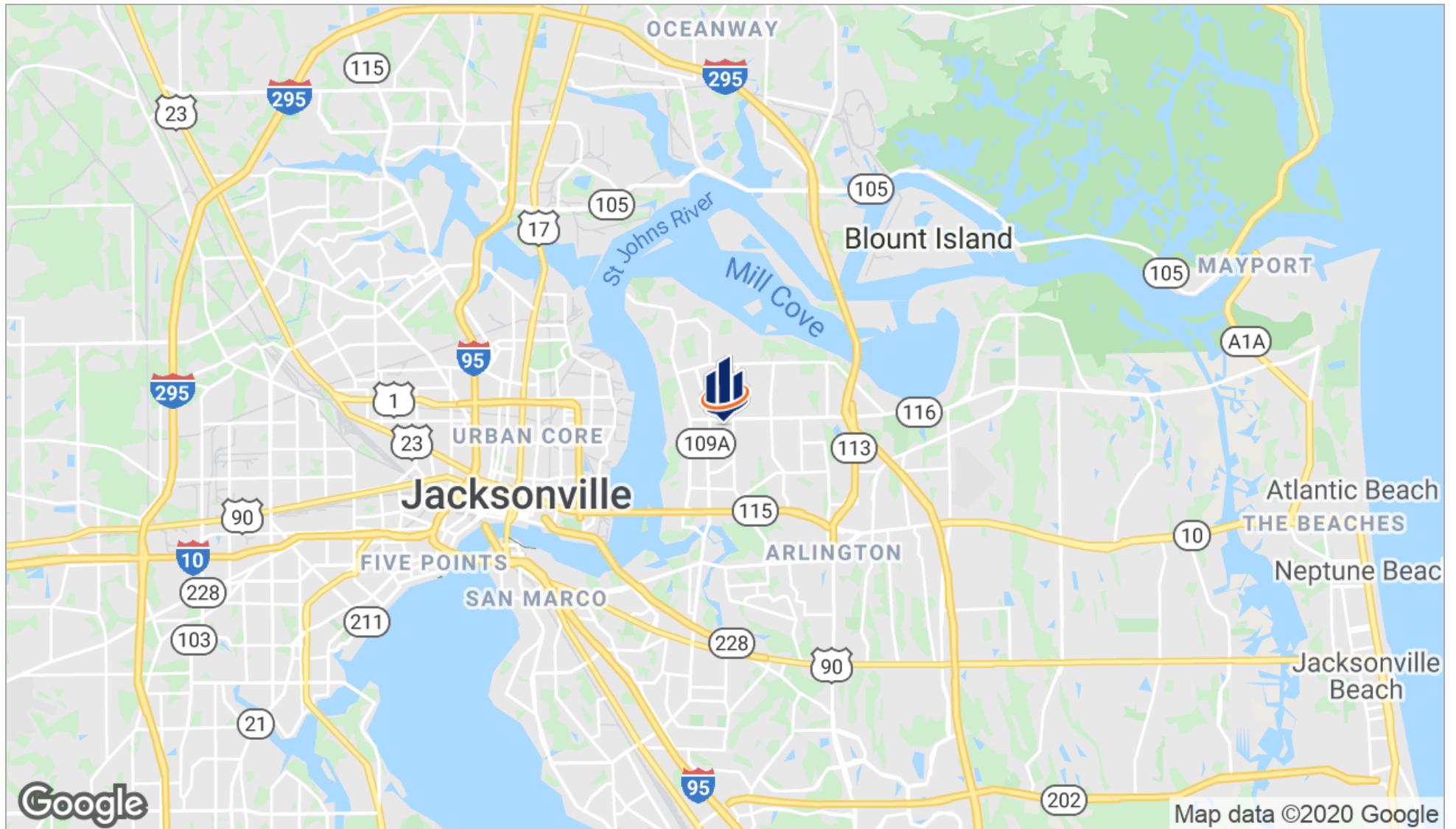
PROPERTY HIGHLIGHTS

- 1,944 SF Freestanding Office Building
- Income Property with 5 Year Lease Term
- Located in the Arlington Submarket
- Within Half a Mile of Jacksonville University
- Located within Close Proximity to Multiple Food and Coffee Locations
- CO Zoning in Duval County

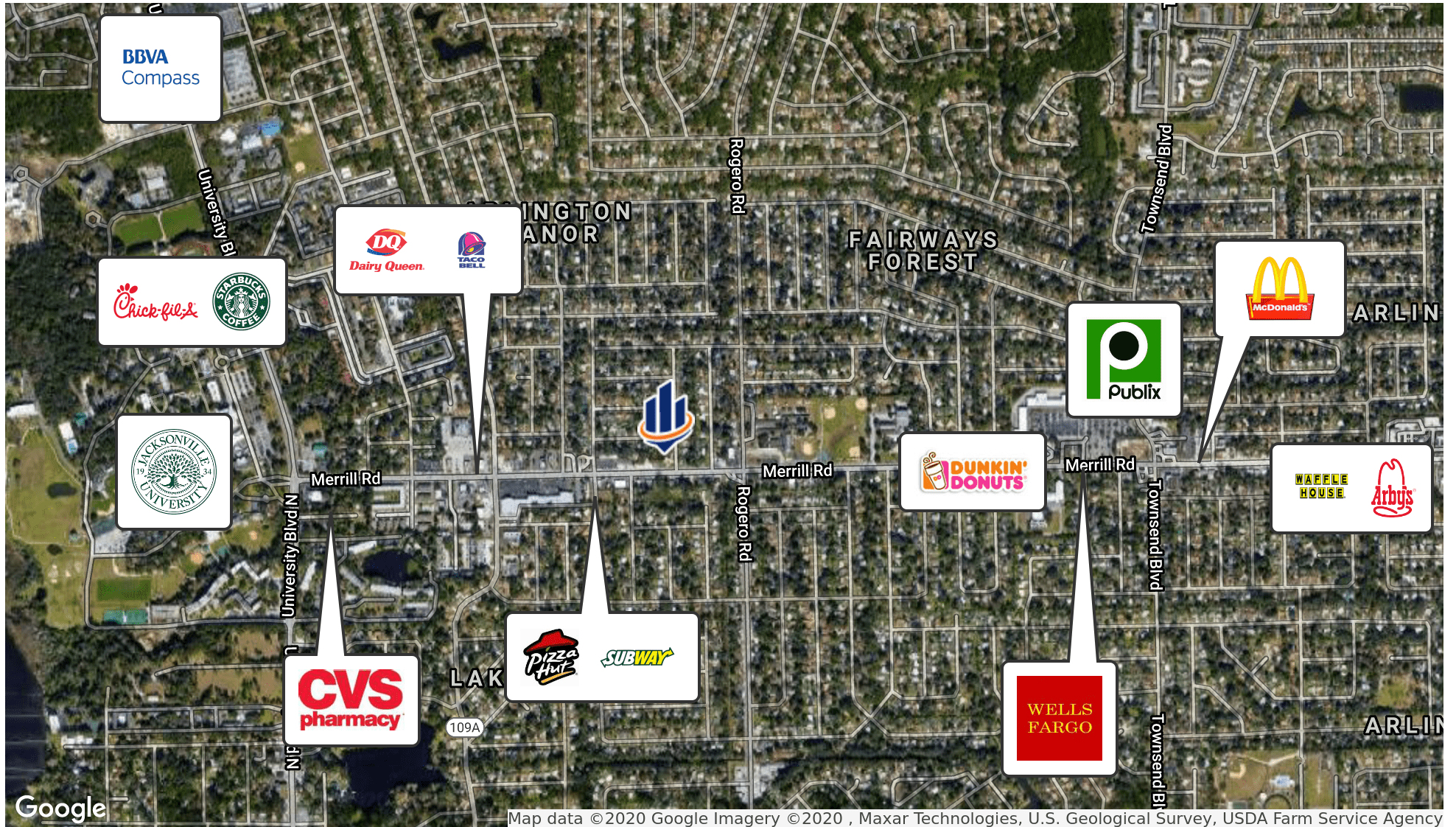
Additional Photos



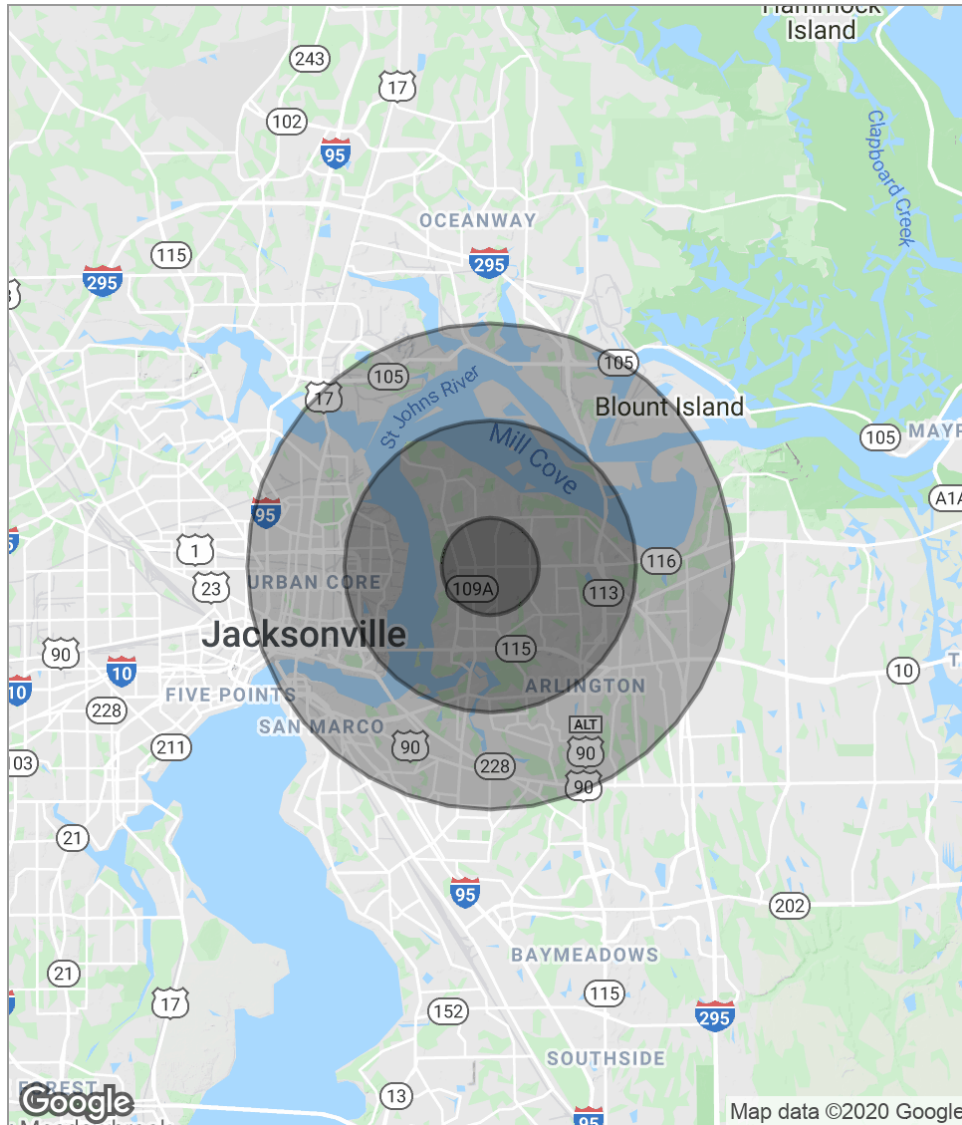
Location Maps



Retailer Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,730	75,848	163,868
Median age	36.1	34.4	34.8
Median age (Male)	32.4	33.3	33.3
Median age (Female)	37.6	35.4	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,183	29,003	63,988
# of persons per HH	2.6	2.6	2.6
Average HH income	\$52,991	\$55,576	\$52,332
Average house value	\$133,972	\$184,221	\$180,820

* Demographic data derived from 2010 US Census

Advisor Bio



ELIZABETH NYENWE

Associate Advisor

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PROFESSIONAL BACKGROUND

Elizabeth Nyenwe is an Associate Advisor at SVN | Alliance specializing in Office and Medical Office Sales and Leasing. Elizabeth was a four year division 1 collegiate tennis athlete and won numerous awards during her collegiate career including being named Freshman of the Year . 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 and Ormond Beach, FL and provides [sales, leasing, tenant representation, corporate real estate services and property management 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.

EDUCATION

Master of Business Administration - Georgia Southern University 2018

Bachelors of Science in Business Administration - Bethune Cookman University 2015

MEMBERSHIPS

Jacksonville Chamber of Commerce

Impactjax

NAIOP - Northeast Florida

ULI - Urban Land Institute

ICSC - International Council of Shopping Centers