

RIVERSIDE COMMERCIAL PROPERTY FOR SALE

1221 KING STREET
JACKSONVILLE, FL 32204

Elizabeth Nyenwe
Associate Advisor
O: 904.801.7779
elizabeth.nyenwe@svn.com

OFFICE
FOR RENT
384-7111

OFFICE BUILDING
FOR RENT
384-7111

2 HR
PARKING
9:00 AM
TO 5:00 PM
MON-FRI

Property Summary



OFFERING SUMMARY

| | |
|----------------|--------------|
| Sale Price: | \$600,000 |
| Lot Size: | 0.25 Acres |
| Year Built: | 1923 |
| Building Size: | 3,728 SF |
| Zoning: | CCG-1 |
| Market: | Jacksonville |
| Submarket: | Riverside |
| Traffic Count: | 13,100 |
| Price / SF: | \$160.94 |

PROPERTY OVERVIEW

Located in the growing Riverside submarket, these freestanding office buildings sit on a 0.25 acre parcel and are comprised of 3,728 square feet. Building 1 is 3008sf two stories and has 4 office rooms and 2 bathrooms on each floor. Building 2 is 720sf. The property has 117 feet of frontage on King Street and is located off Park street which has a daily traffic count of 13,100 visitors.

The property is zoned CCG-1 which allows for a number of uses including retail establishments, banks, art galleries, day care centers etc. The parcel's close proximity to numerous retail locations makes this property ideal for a retail use.

The Riverside market has seen a substantial amount of growth in the past few years and offers residents easy access to shopping, entertainment, activities and much more. The area has seen a 45% increase in millennial's over the past five years. The property is within a mile of the Five Points area which provides residents with a number of food and beverage options.

Complete Highlights



LOCATION INFORMATION

| | |
|---------------------|--|
| Building Name | Riverside Commercial Property For Sale |
| Street Address | 1221 King Street |
| City, State, Zip | Jacksonville, FL 32204 |
| County | Duval |
| Market | Jacksonville |
| Sub-market | Riverside |
| Cross-Streets | King Street & Forbes Street |
| Side of the Street | South |
| Signal Intersection | No |
| Nearest Highway | I-10 |
| Nearest Airport | Jacksonville International Airport |



PROPERTY HIGHLIGHTS

- 2 Freestanding Office Buildings
- Sits on a 0.25 Acre Corner Lot
- Located in the Growing Riverside Submarket
- CCG-1 Zoning in Duval County
- 117 Feet of Frontage on King Street
- Within Close Proximity to a number of Retail Locations
- Approximately 1.2 Miles to a Full Interstate 10 Interchange

Additional Photos



Additional Photos



Retailer Map

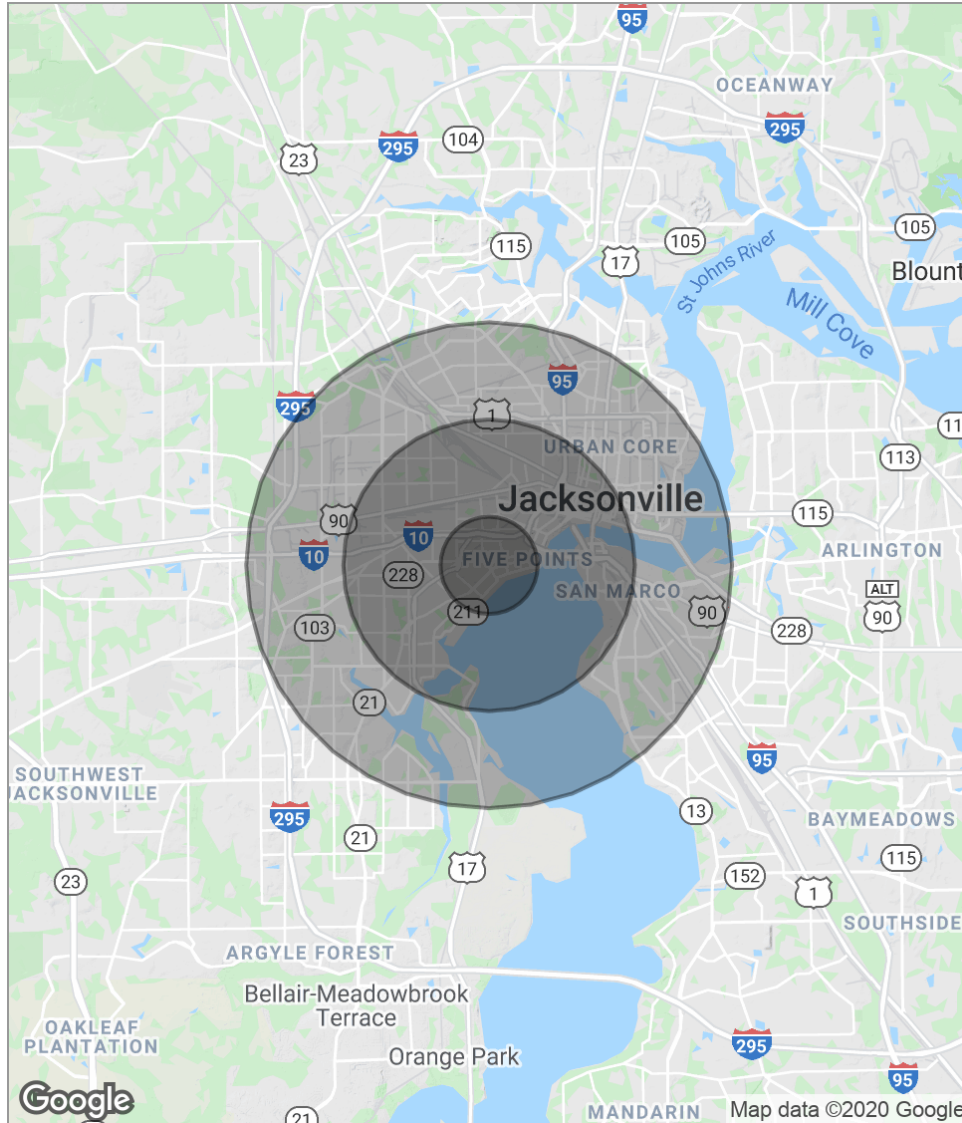


Location Maps



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics Map



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 8,585 | 68,602 | 175,371 |
| Median age | 37.8 | 37.2 | 36.3 |
| Median age [Male] | 36.7 | 37.0 | 35.0 |
| Median age [Female] | 39.9 | 37.8 | 37.7 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 4,164 | 29,872 | 71,709 |
| # of persons per HH | 2.1 | 2.3 | 2.4 |
| Average HH income | \$58,683 | \$55,735 | \$52,197 |
| Average house value | \$226,235 | \$224,264 | \$236,828 |

* Demographic data derived from 2010 US Census

Advisor Bio



ELIZABETH NYENWE

Associate Advisor

elizabeth.nyenwe@svn.com

Direct: 904.801.7779 | Cell: 904.801.7779

FL #SL3419770

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