

MONUMENT ROAD TIRE AND SERVICE

1471 MONUMENT ROAD
JACKSONVILLE, FL 32225

Louis Govreau

904.421.8559

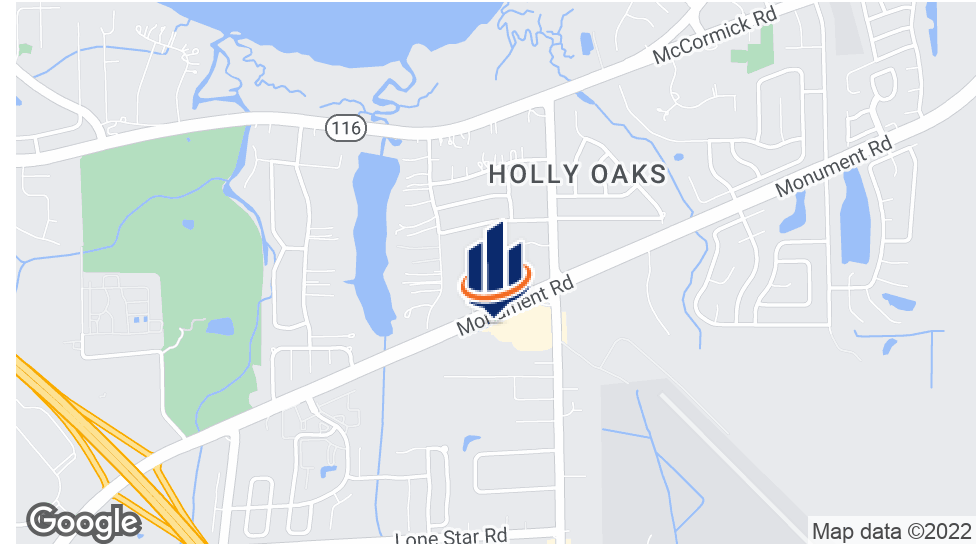
lou.govreau@svn.com

Joseph D. "Chip" Sistare III

904.421.8546

csistare@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,850,000
Building Size:	6,143 SF
Lot Size:	0.94 Acres
Price / SF:	\$301.16
Year Built:	1985
Renovated:	2000
Zoning:	CCG-1
APN:	161302-0050

PROPERTY OVERVIEW

SVN First Coast Commercial, as exclusive broker, is pleased to offer 1471 Monument Road, The property is located near the intersection of Monument Road and St Johns Bluff with a 6,143 SF Tire and Service center. The building has a large waiting area, office and service counter. In 2000, 8 service bays were added. This sale includes land, building, all equipment and the Goodyear brand.

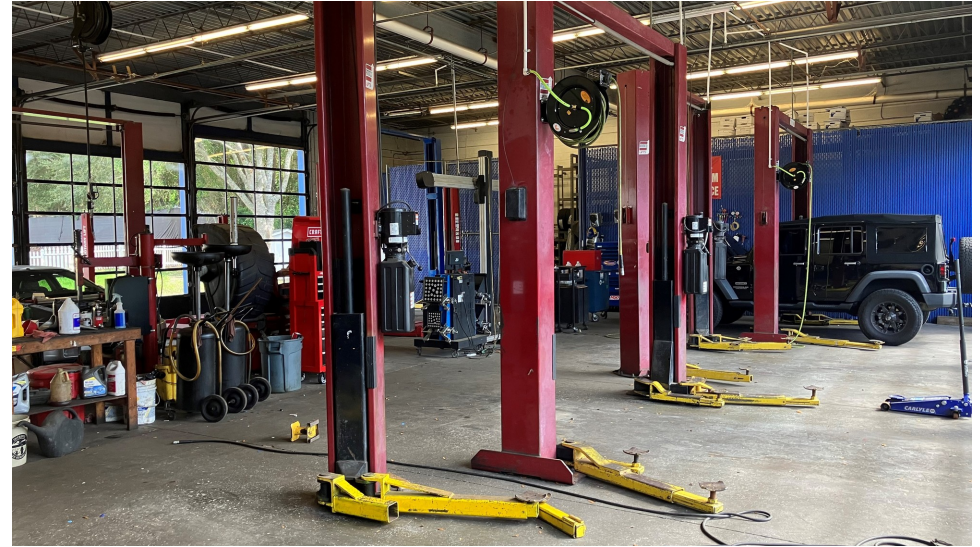
PROPERTY HIGHLIGHTS

- Turn-key operation - fully equipped, ready to go [Not a NNN Investment]
- 10 year operating history
- Dense 5-Mile Demographics of 70K+ Residents
- Excellent visibility on Monument Road with Traffic Counts of 11,483 AADT
- Adjacent to Winn-Dixie/CVS anchored Shopping Center
- DO NOT DISTURB THE EXISTING BUSINESS, IT'S EMPLOYEES AND/OR CUSTOMERS

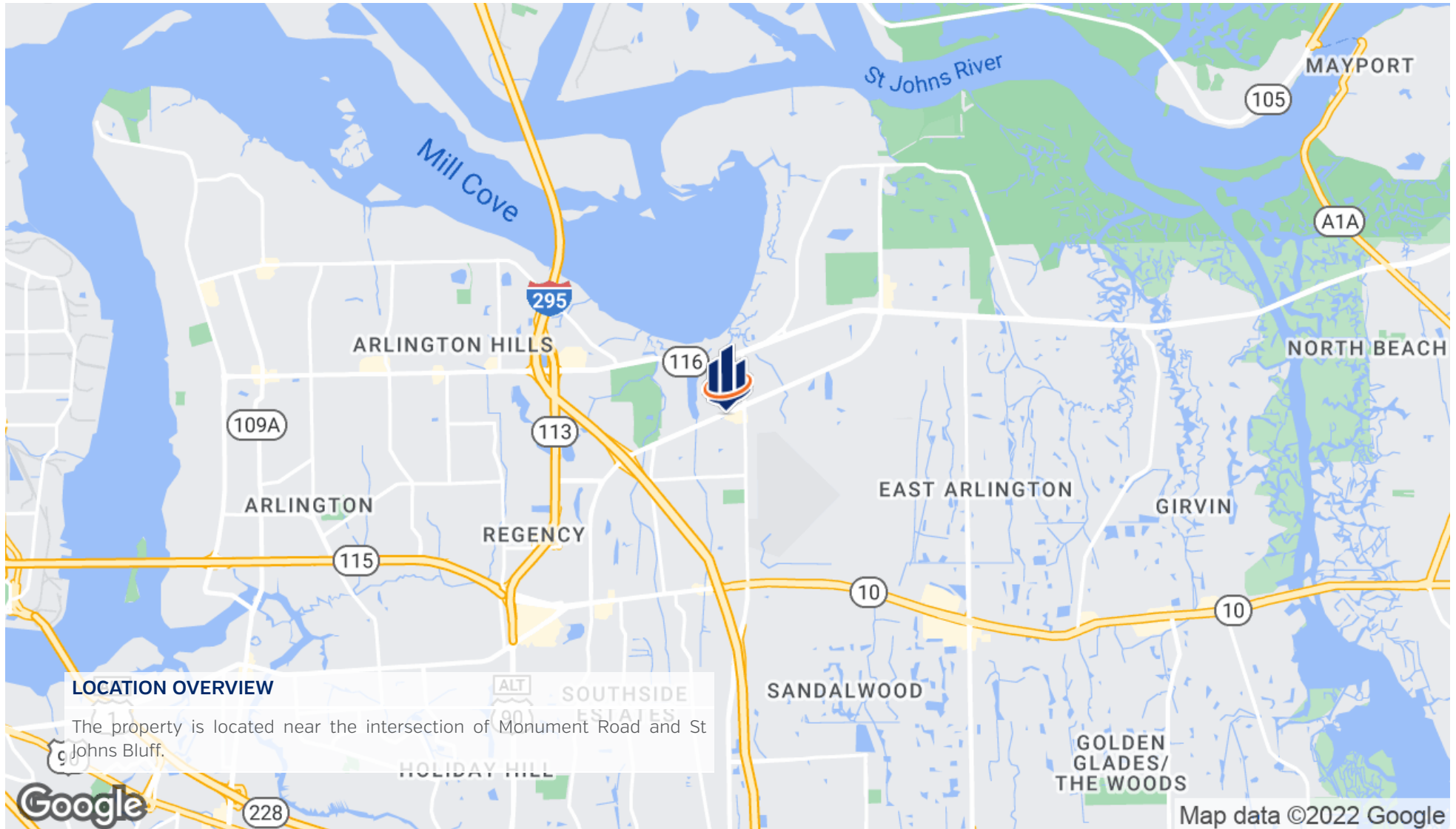
Additional Photos



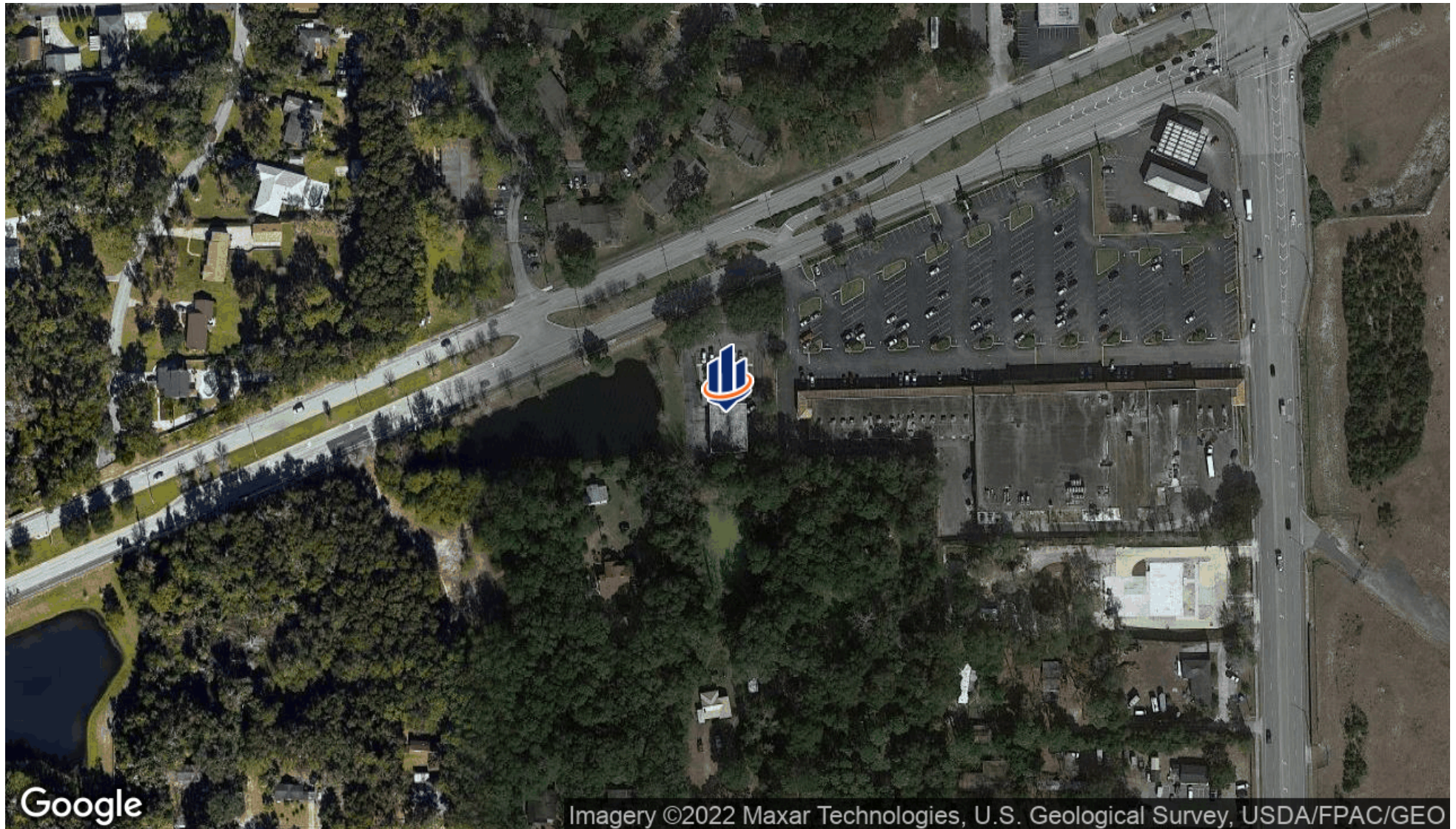
Interior & Signage Photos



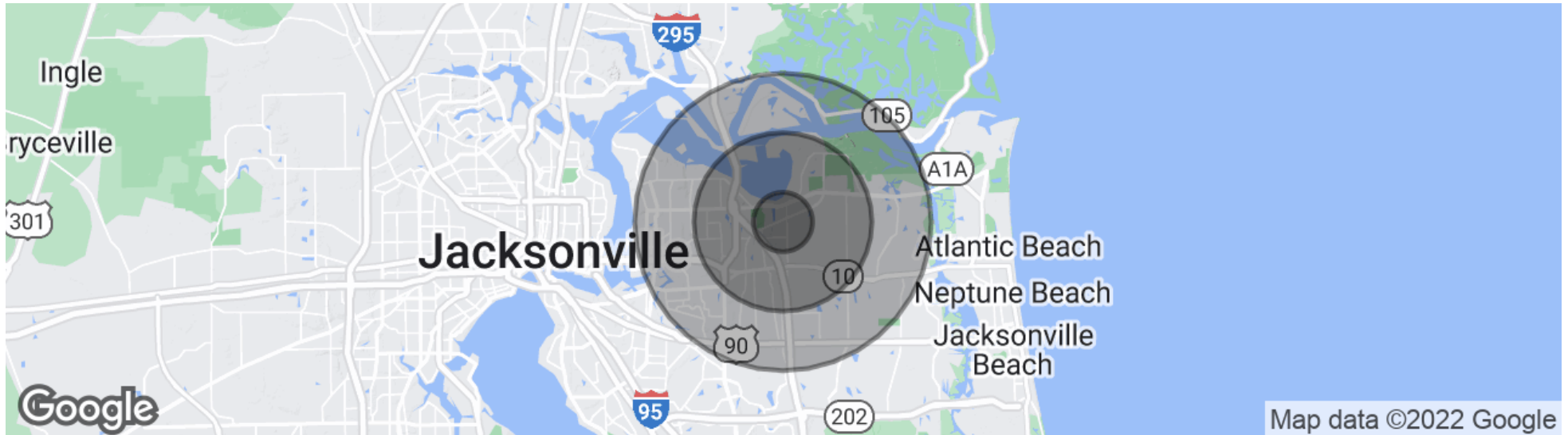
Location Map



Aerial Map



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,525	70,063	174,839
Average Age	39.1	36.1	36.1
Average Age (Male)	39.2	35.4	35.4
Average Age (Female)	36.7	36.4	36.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,846	28,342	71,500
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$61,654	\$69,756	\$66,251
Average House Value	\$181,068	\$199,402	\$190,263

* Demographic data derived from 2020 ACS - US Census

All Advisor Bios



Louis Govreau

Associate Advisor
SVN | First Coast Commercial Real Estate Specialists

Lou was born in Tampa Florida and grew up in Orlando Florida where he graduated from Oak Ridge High School and the University of Central Florida. Upon graduation he enlisted in the United States Navy and served as an Anti-Submarine Warfare (AW) Aircrewman flying onboard the P3 Orion ASW Aircraft. Following a tour in the Pacific Lou applied for and was accepted to the Navy Officer Candidate School (OCS) in Newport Rhode Island. Upon graduation he was commissioned an Ensign in the US Navy. As an officer Lou served in a variety of positions of increasing responsibility both at sea and ashore including Division Officer, Department Head and Commanding Officer Ashore. After 20 years of service Lou retired as a Lieutenant Commander [Surface Warfare].

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After retiring from the Navy Lou accepted a position as Shipping and Receiving Manager at the Liz Claiborne Shoes Warehouse in Jacksonville and worked there for ten years. He also worked as the Operations Supervisor for Go Pull It, an automobile recycling center in Jacksonville.

Lou got his Real Estate License in 2010 and has focused his efforts in the Industrial/Warehouse Sector of the market. His experience in the Navy and in running a warehouse and a large industrial recycling operation give him a real-life perspective and understanding of his clients needs.



Joseph D. "Chip" Sistare III

Senior Advisor
SVN | First Coast Commercial Real Estate Specialists

Chip Sistare brings a unique blend of strategic creativity and expertise to the SVN First Coast Commercial team. Drawing on more than twenty years of banking and real estate experience in the business world, Sistare is well known for his ingenuity and ability to navigate the complexities of financing, construction, and development. He is a creative thinker and action-oriented problem solver.

Prior to joining SVN, Chip spent 20+ years as a commercial lender, commercial lending manager and Chief Lending Officer of a local bank. After listening to clients needs, Chip is able to recommend the best financing arrangements that help clients obtain the desired property. He is able to leverage his knowledge of structure, terms and lenders to get deals closed. Mr. Sistare has closed complex and varied commercial projects, specializing in office, historic property, student housing and single tenant investment properties.

From the initial contact to closing, Chip handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. Known for thorough research, Chip's ability to communicate clearly with all sides in any negotiation has established him as a true professional in the field.

Chip has a passion for helping guide job seekers through his volunteer work with Crossroads Career Network. He enjoys being outdoors along the beach.

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About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices 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.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.