

SVN
FIRST COAST COMMERCIAL
REAL ESTATE SPECIALISTS

FOR SALE OR FOR LEASE FLEX/OFFICE/ WAREHOUSE

6615 N. MAIN STREET
JACKSONVILLE, FL 32208

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Property Summary





PROPERTY DESCRIPTION

For Sale or For Lease. Three freestanding buildings totaling 10,771 sf of office/warehouse/flex space located on Main Street in the Springfield Redevelopment District of Jacksonville. Convenient to Interstates. This property would be a prime location for light industrial, automotive or small distribution businesses. Owner financing is available to qualified Buyers.

PROPERTY HIGHLIGHTS

- Warehouse space has brand new roof.
- 15' high ceilings and eight roll up doors/bays in 3,780 SF Flex space.
- 3,850 SF Warehouse with roll up door.
- 3,141 sf of Office Space easily convertible to additional flex/warehouse space.
- CCG-2 Zoning

OFFERING SUMMARY

Sale Price:	$970,000
Lease Rate:	9.00/SF/YR/NNN
Number of Units:	3
Available SF:	10,771
Lot Size:	0.5 Acres
Building Size:	10,771 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,678	24,106	64,203
Total Population	6,604	62,485	168,514
Average HH Income	$37,118	$38,840	$44,122

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.

Main Building





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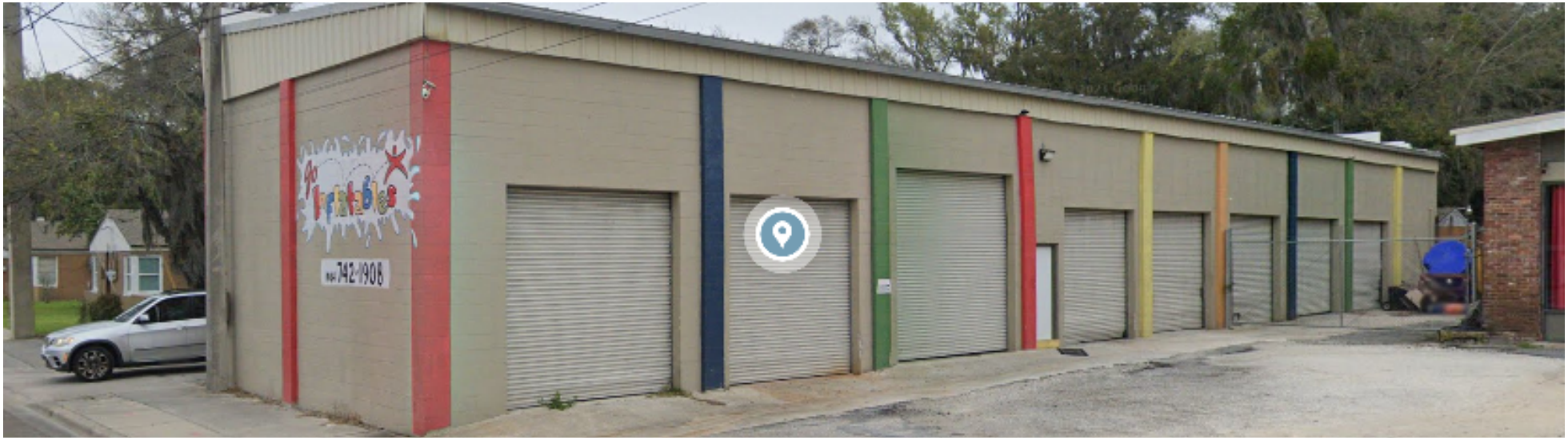
Warehouse Building





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Flex Building





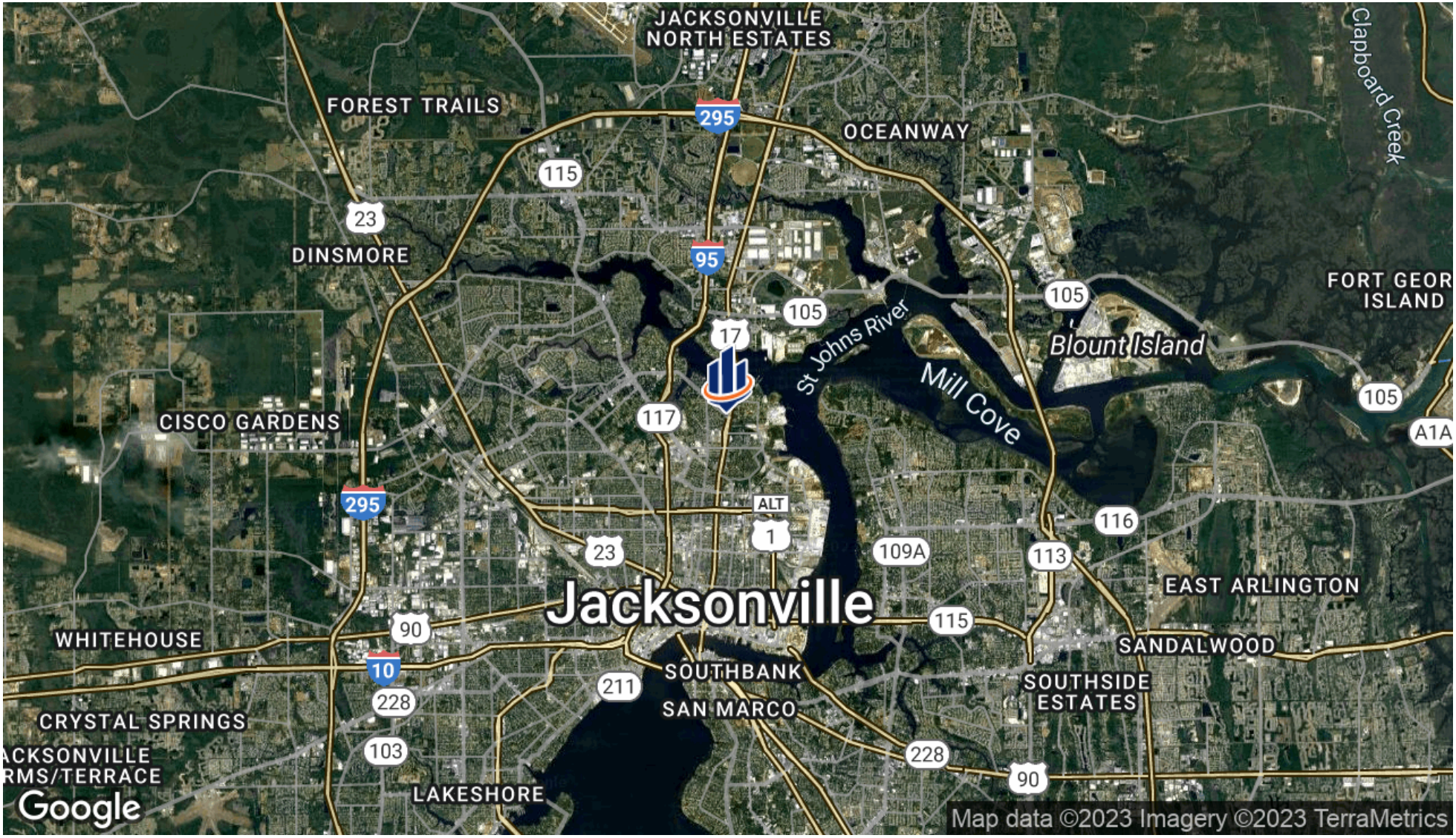
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Location Map



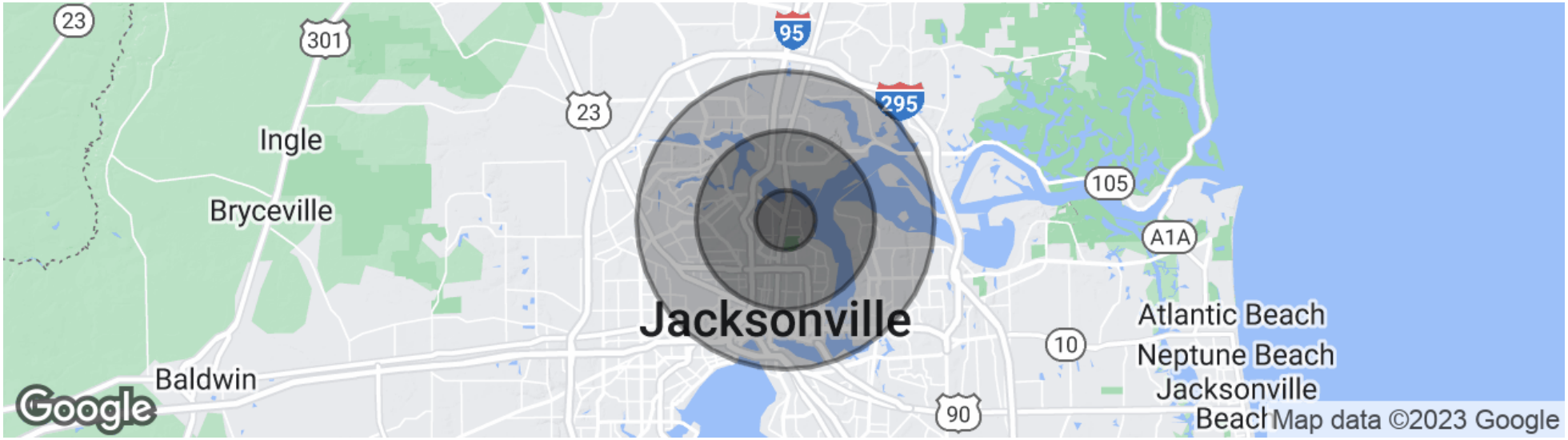
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Aerial Map



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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,604	62,485	168,514
Average Age	38.9	33.2	34.4
Average Age (Male)	35.7	29.8	32.1
Average Age (Female)	43.8	36.3	36.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,678	24,106	64,203
# of Persons per HH	2.5	2.6	2.6
Average HH Income	$37,118	$38,840	$44,122
Average House Value	$95,918	$148,168	$156,960

** Demographic data derived from 2020 ACS - US Census*

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Meet The Team



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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 Network℠ 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.

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