



2627 SPRING PARK

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JACKSONVILLE, FL 32207

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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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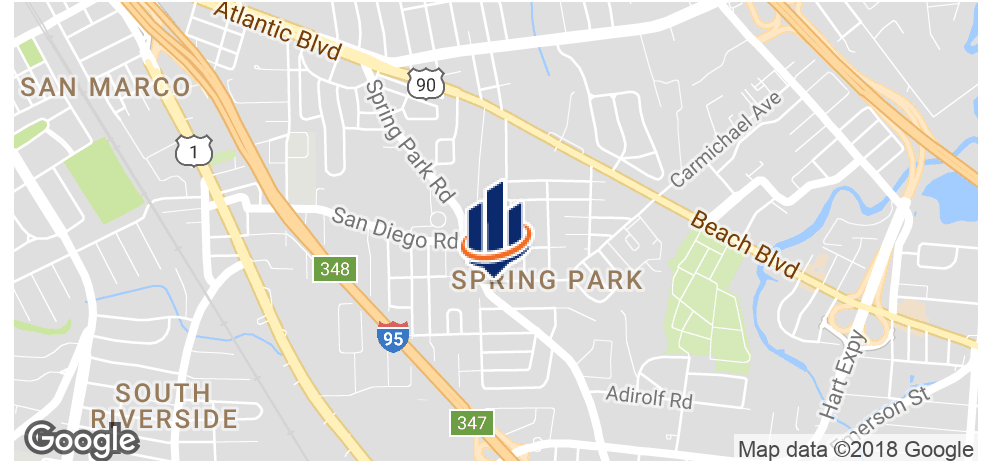
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This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

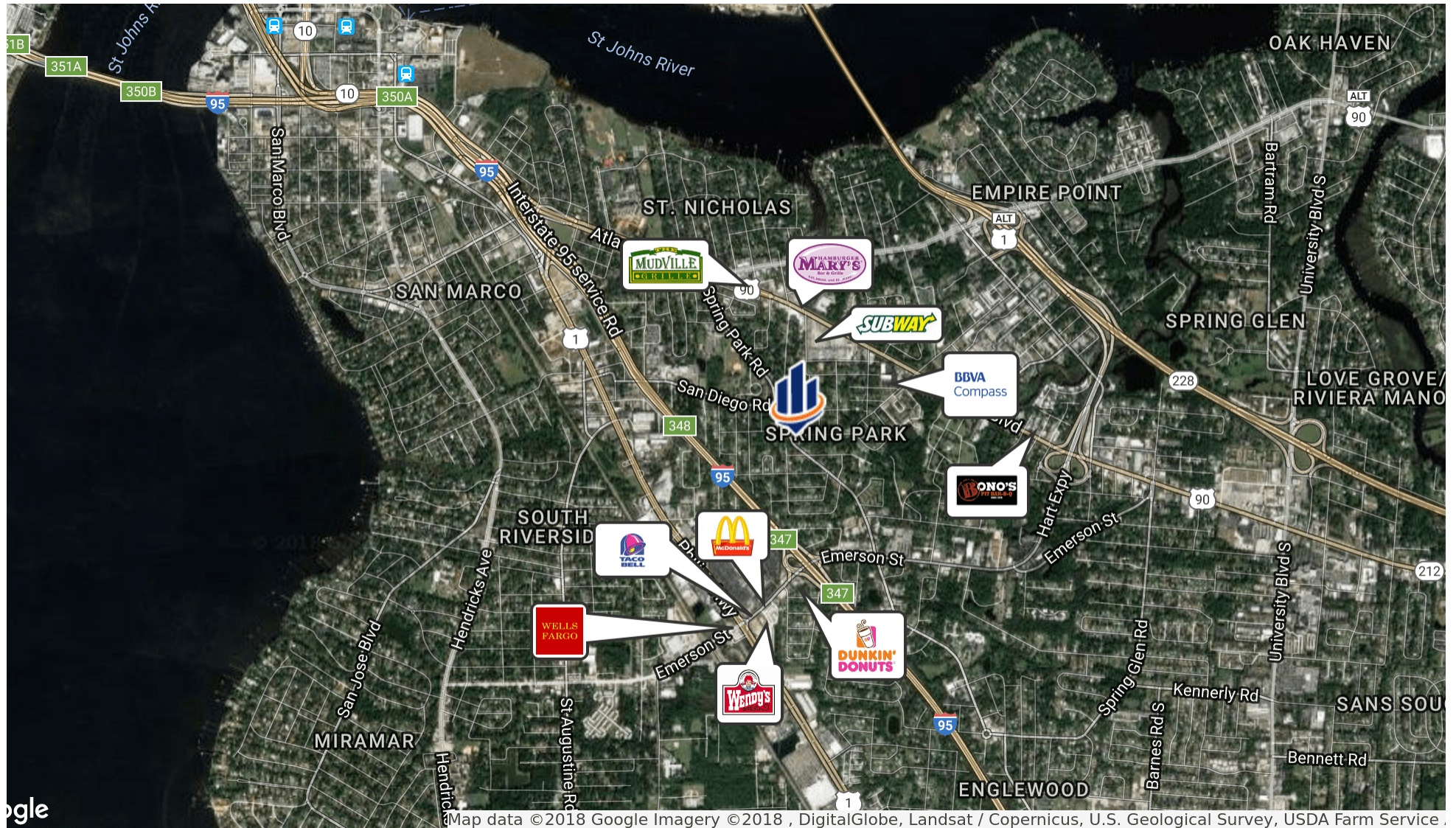
Additional Photos



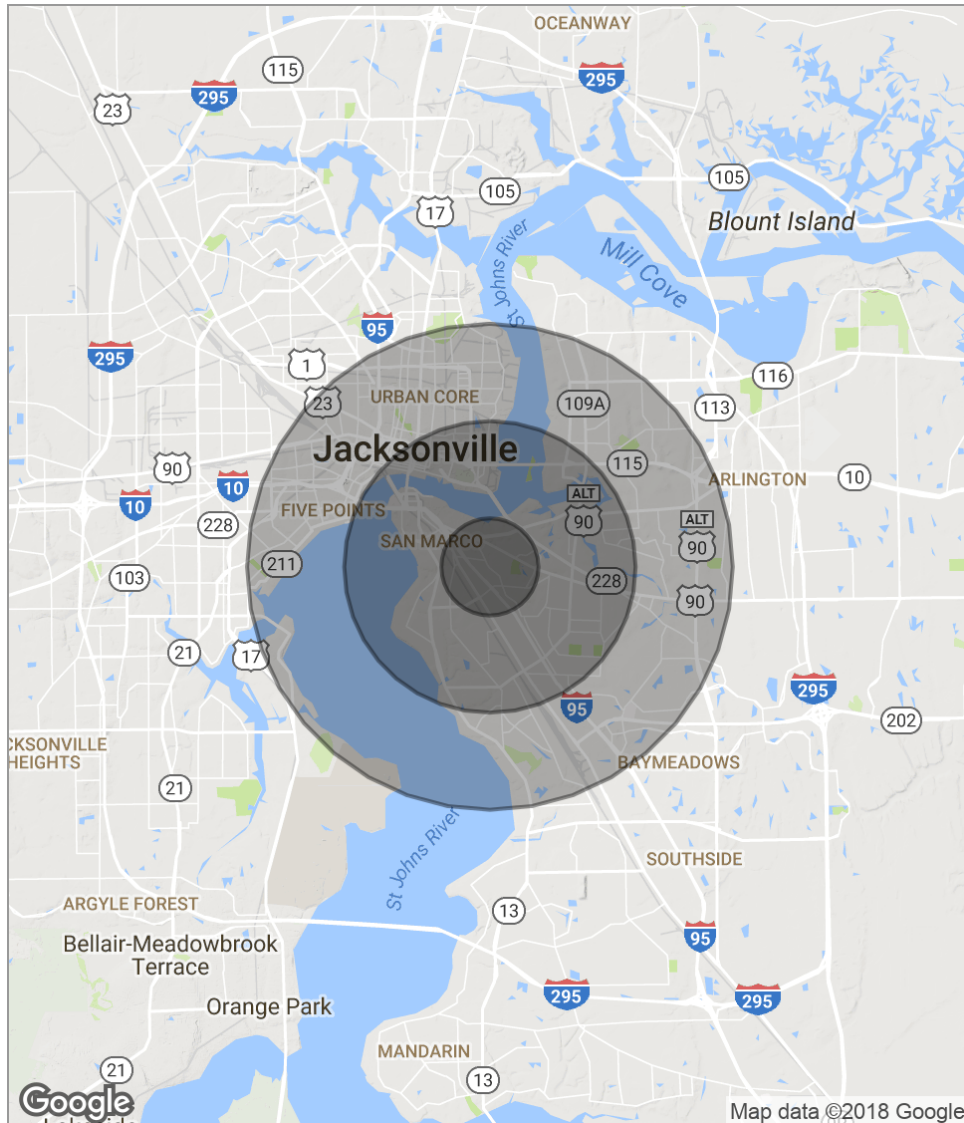
Location Maps



Retailer Map



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

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