

FOR SALE > RETAIL/OFFICE



Retail Space in San Marco Submarket

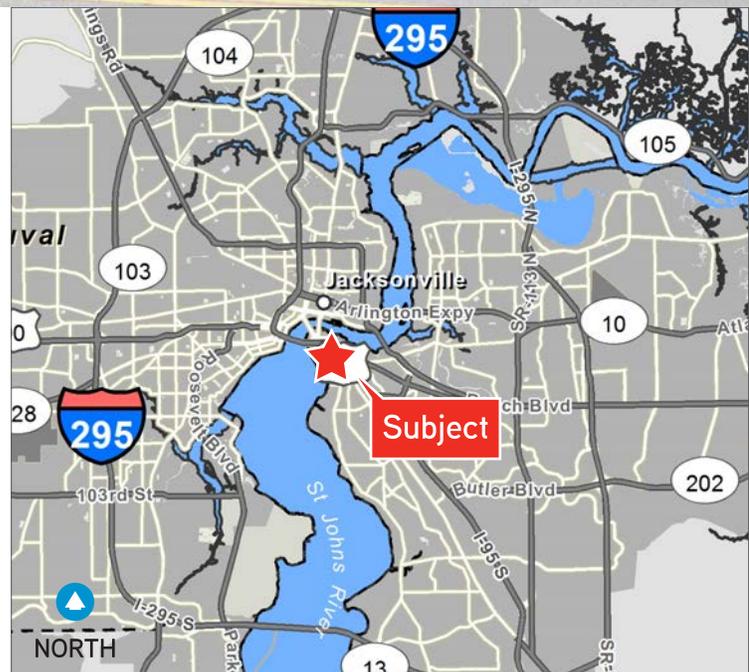
1408-1410 SAN MARCO BLVD., JACKSONVILLE, FL 32207

5,134± SF AVAILABLE



Property Features

- > Free standing two (2) suite building totaling 5,134± SF
- > Prime retail/office/restaurant space in prestigious San Marco area
- > 4 street parking spaces on San Marco Blvd. and 14 parking spaces in rear
- > Across the street from Baptist Hospital and their new MD Anderson Cancer Center (330,000± SF, Opens mid-2018)
- > Strong traffic counts and residential demographics
- > Former psychiatrist office with several offices that have water (ready for physician/psychiatrist occupancy)
- > Adjacent to Kitchen on San Marco and Bistro Aix restaurants
- > Nice size building (5,134± SF) for restaurant conversion (adjacent to successful restaurants)
- > Asking price: \$1,100,000



GARY MONTOUR
Senior Vice President
+1 904 861 1116
gary.montour@colliers.com

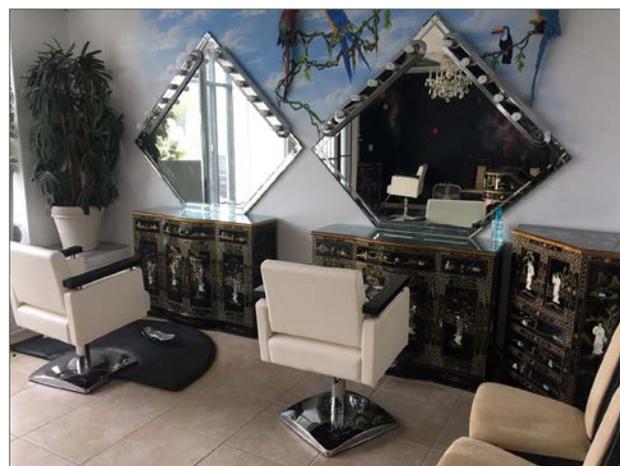
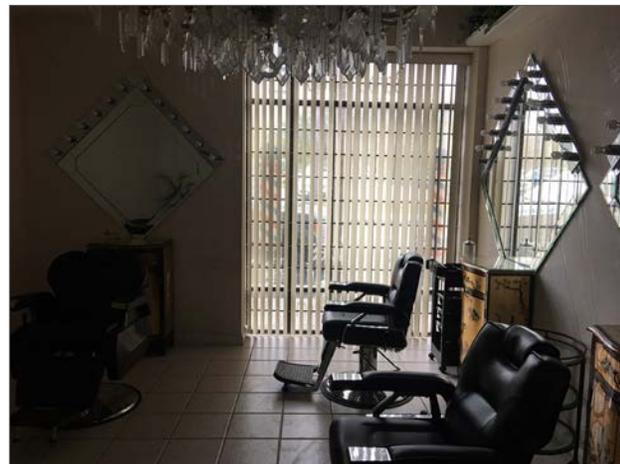
JEREMY MARTIN
Senior Associate
+1 904 861 1115
jeremy.martin@colliers.com

COLLIERS INTERNATIONAL
NORTHEAST FLORIDA
50 N. Laura Street, Suite 1725
Jacksonville, FL 32202
www.colliers.com/jacksonville

Building Summary

1408-1410 SAN MARCO BLVD., JACKSONVILLE, FL 32207

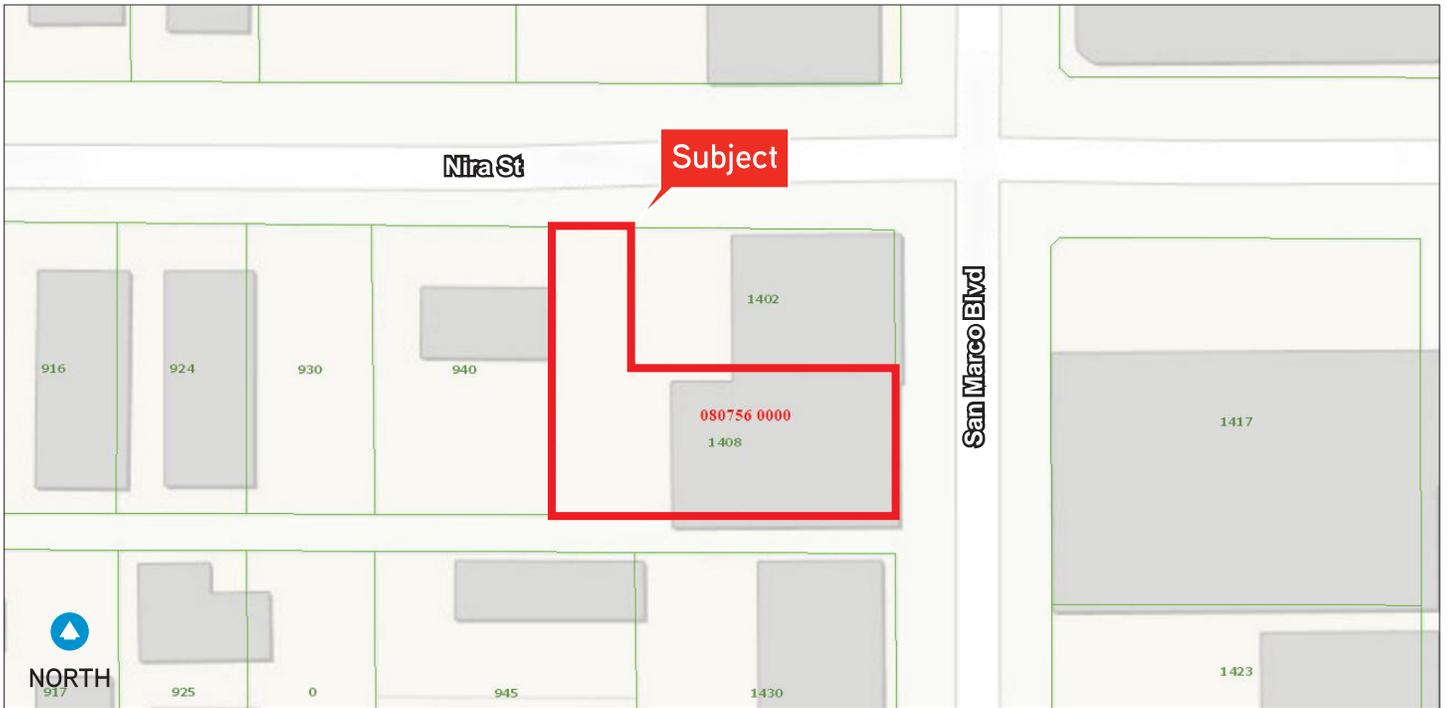
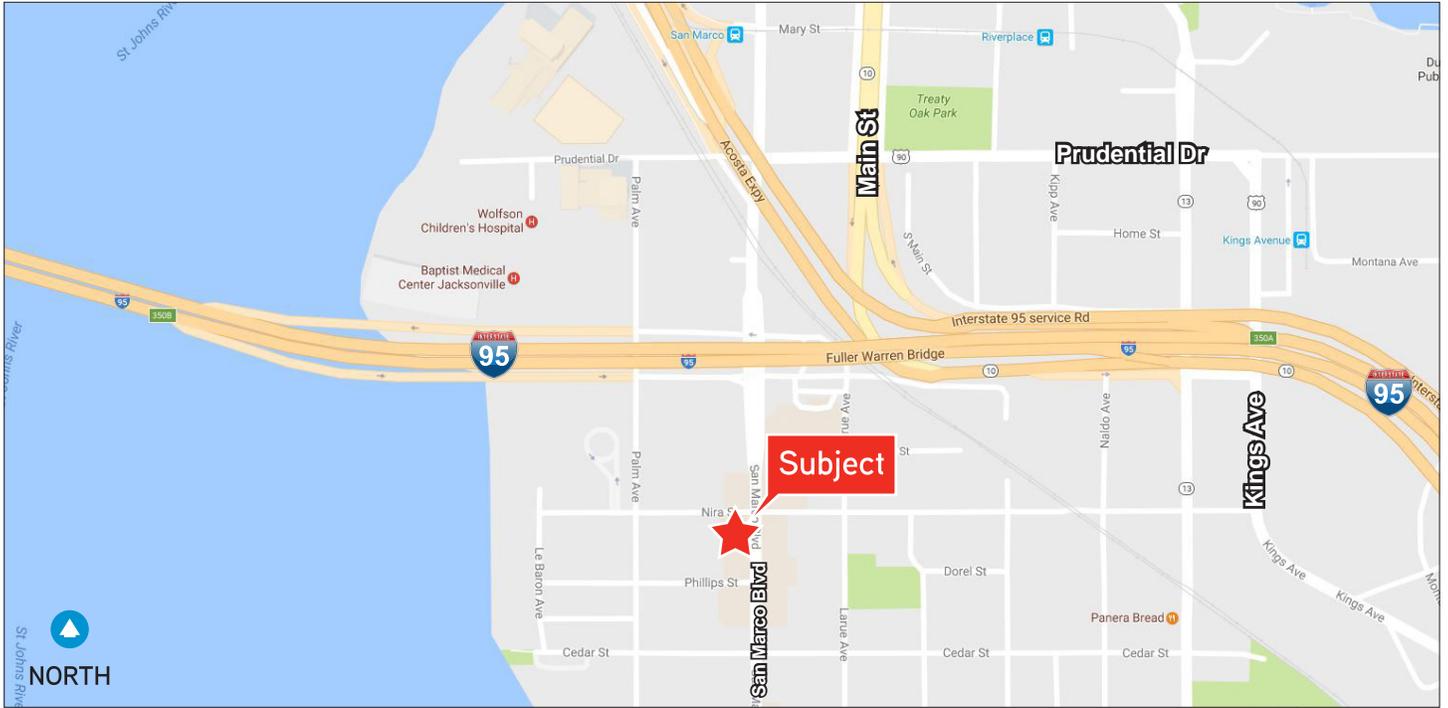
Building Size:	5,134± SF
Building Rooms:	Space 1: reception, billing office, physician personal office, 4 examining rooms Space 2: waiting room, salon area, 2 bathrooms
Parking:	4 street spaces on San Marco Blvd. 14 parking spaces in rear
Building Dimensions:	55' x 94'
Year Built:	1945
Land Area:	9,066± SF
Zoning:	CCG-2 / CRO
Frontage:	55'± on San Marco Blvd.
Building Construction:	Stucco
Roof:	Built up / tar and gravel
Floor Type:	Tile
Utilities:	City water and sewer via JEA
Electrical:	via JEA
Lighting:	Fluorescent
Heating Type:	Electric, force ducted system
Air Conditioning	Packaged unit



FOR SALE > RETAIL/OFFICE

Street & Plat Map

1408-1410 SAN MARCO BLVD., JACKSONVILLE, FL 32207



Aerial

1408-1410 SAN MARCO BLVD., JACKSONVILLE, FL 32207



Demographics	1 Mile	3 Mile	5 Mile
2017 Population Estimate	4,052	67,899	193,316
2022 Population Estimate	4,211	69,704	199,615
2017 Est. Avg. HH Income	\$77,349	\$59,279	\$56,781

Source: Esri Business Analyst Online

Traffic Count	Daily	Trucks
San Marco Blvd.	19,000	209

Source: Florida Department of Transportation (FDOT)

FOR SALE > RETAIL/OFFICE

Property Photos

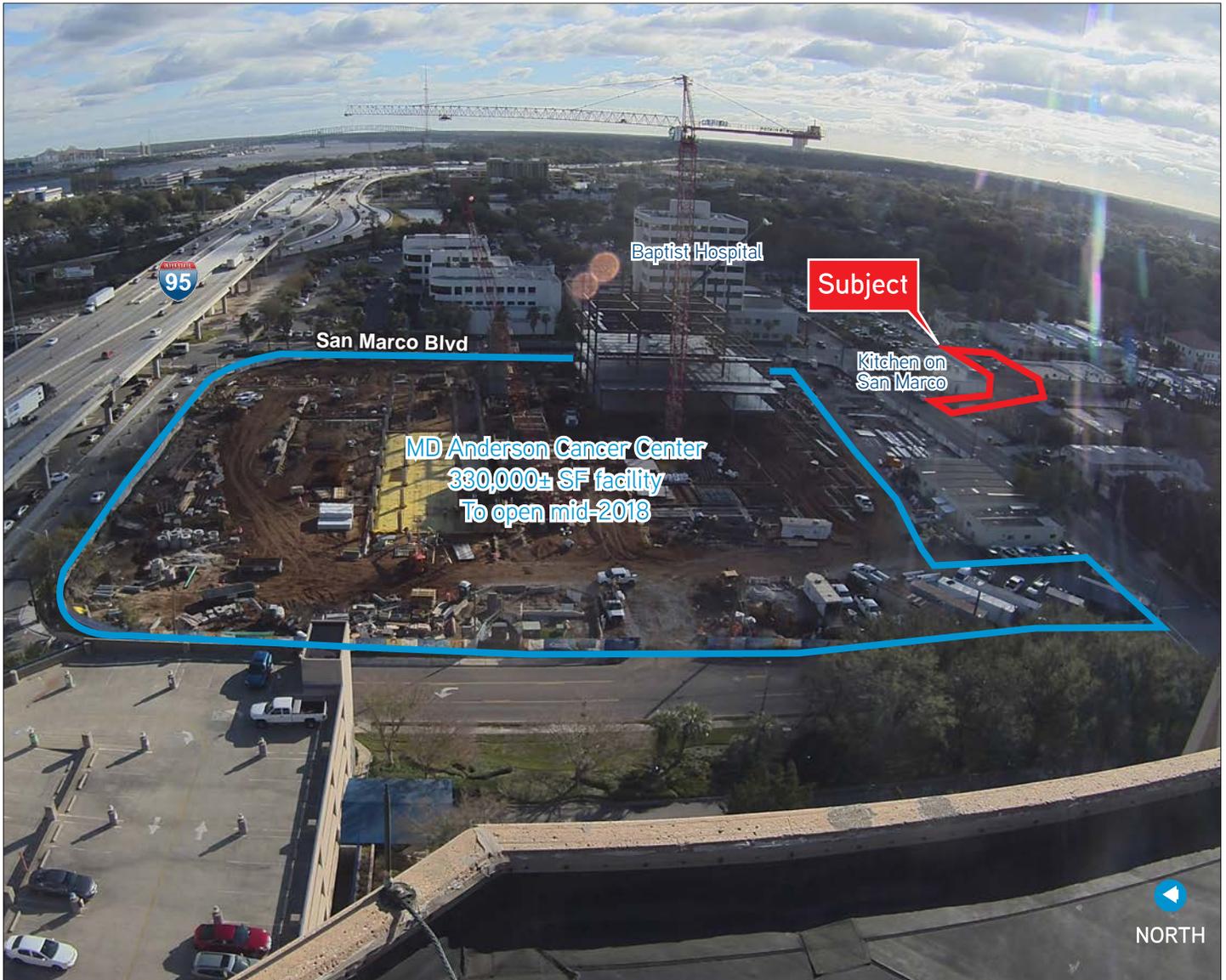
1408-1410 SAN MARCO BLVD., JACKSONVILLE, FL 32207



FOR SALE > RETAIL/OFFICE

MD Anderson Cancer Center

1408-1410 SAN MARCO BLVD., JACKSONVILLE, FL 32207



FOR SALE > RETAIL/OFFICE

5,134± SF Available

1408-1410 SAN MARCO BLVD., JACKSONVILLE, FL 32207



Contact Us

GARY MONTOUR
Senior Vice President
+1 904 861 1116
gary.montour@colliers.com

JEREMY MARTIN
Senior Associate
+1 904 861 1115
jeremy.martin@colliers.com

Please contact us to see this property

COLLIERS INTERNATIONAL
NORTHEAST FLORIDA
50 N. Laura Street, Suite 1725
Jacksonville, FL 32202
www.colliers.com/jacksonville