

PRIME RETAIL LOCATION FOR SALE

6640 ARLINGTON ROAD, JACKSONVILLE, FL 32211

6640 Arlington Road , Jacksonville, FL 32211

Kahle Commercial Group



PROPERTY DESCRIPTION

Explore the unparalleled investment potential of this 7,806 SF property in Jacksonville, FL. Boasting a prime commercial zoning, this property consists of 2 units. This property is in a prime location on a Traffic Circle and an exceptional opportunity for retail/street retail users.

PROPERTY HIGHLIGHTS

- 7,800 SF with Month to Month Tenants in place
- Opportunity for Redevelopment
- NOI \$45,000
- Unit 1 1,020 SF Office
- Unit 2 6,786 SF Warehouse

OFFERING SUMMARY

Sale Price:	\$680,000
Lot Size:	0.37 Acres
Building Size:	7,806 SF
Zoning:	Commercial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,190	37,888	84,202
Total Population	13,502	94,209	208,446
Average HH Income	\$66,509	\$71,070	\$70,125

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Each Office Independently Owned and Operated kahlecommercialgroup.com

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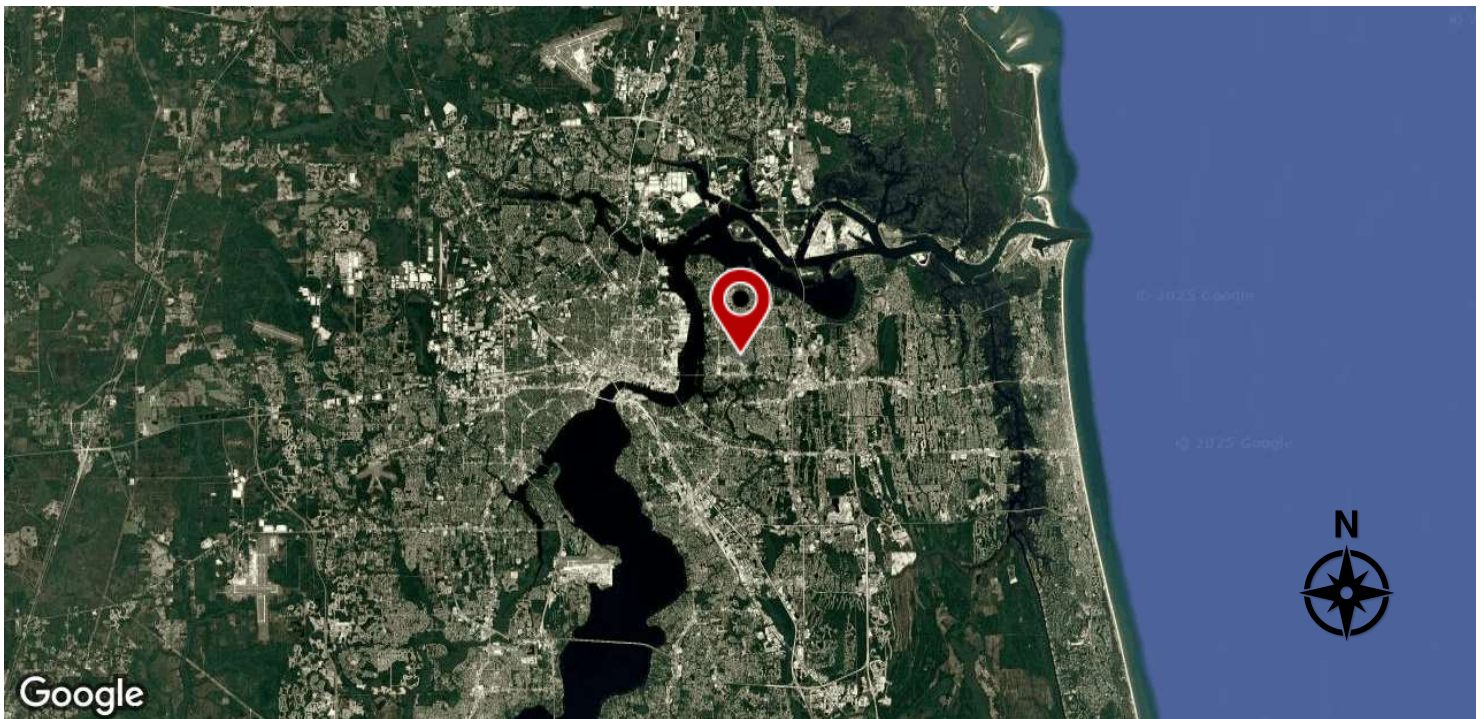
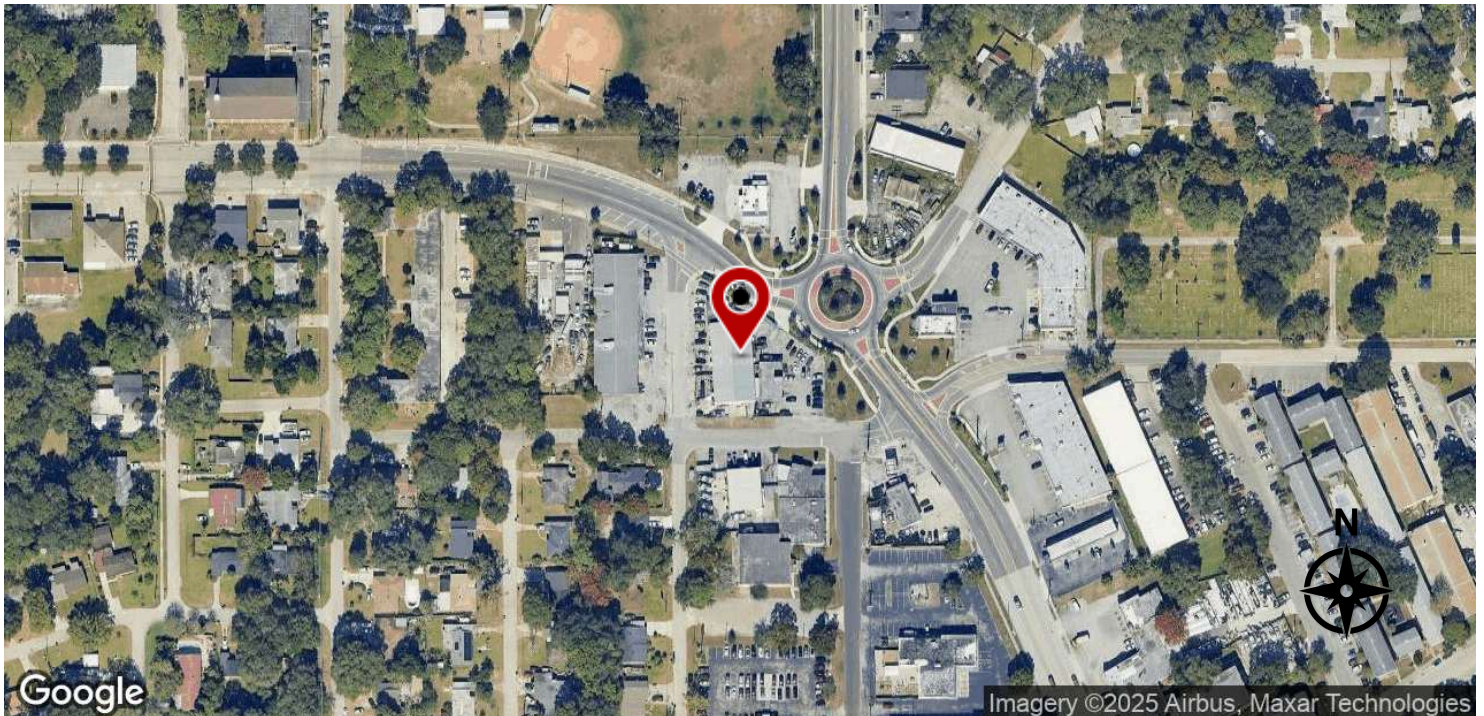
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,502	94,209	208,446
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,190	37,888	84,202
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$66,509	\$71,070	\$70,125
Average House Value	\$240,199	\$274,333	\$273,471

Demographics data derived from AlphaMap

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