

514 Chaffee Point Blvd - Investment 100% Occupied

JACKSONVILLE, FL



OFFERING MEMORANDUM

PRESENTED BY:

KAHLE COMMERCIAL GROUP
2821 Bolton Rd.
Suite A
Orange Park, FL 32073

CYNTHIA MCLAIN, CCIM
Broker
O: 904.541.0700 XExt 1
C: 904.545.4195
cmclain@kahlecg.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Kahle Commercial Group in compliance with all applicable fair housing and equal opportunity laws.

514 CHAFFEE POINT BLVD - INVESTMENT 100% OCCUPIED

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DETAILS

Property Summary



PROPERTY DESCRIPTION

8,100sf Office/Retail Strip within a Large Retail Center
 Well Maintained building
 Center is surrounded by large number of New Construction Homes
 Cecil Commerce Park is within 3 miles
 Low Maintenance Brick Exterior
 Ample Parking 36 Space 4.5:1,000sf
 Convenient Access to I-10 & First Coast Expwy(SR23) & I-295
 15 minutes to Downtown, JIA & I-95

OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$1,050,000 |
| Number of Units: | 6 |
| Lot Size: | 206,476 SF |
| Building Size: | 7,892 SF |
| NOI: | \$74,486.28 |
| Cap Rate: | 7.09% |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,133 | 10,002 | 23,560 |
| Total Population | 3,133 | 28,338 | 65,401 |
| Average HH Income | \$99,860 | \$95,532 | \$87,084 |

Property Details

Sale Price

\$1,050,000

LOCATION INFORMATION

| | |
|------------------|--|
| Building Name | 514 Chaffee Point Blvd - Investment 100% Occupied |
| Street Address | 514 Chaffee Point Blvd |
| City, State, Zip | Jacksonville, FL 32221 |
| County | Duval |
| Market | Jacksonville |
| Sub-market | Westside |
| Cross-Streets | I-10 & Chaffee Rd |

BUILDING INFORMATION

| | |
|------------------------|-------------|
| Building Size | 7,892 SF |
| NOI | \$74,486.28 |
| Cap Rate | 7.09 |
| Building Class | B |
| Occupancy % | 100.0% |
| Tenancy | Multiple |
| Ceiling Height | 9 ft |
| Minimum Ceiling Height | 9 ft |
| Number of Floors | 1 |
| Average Floor Size | 1,350 SF |
| Year Built | 2008 |
| Number of Buildings | 1 |

PROPERTY INFORMATION

| | |
|------------------|---------------------|
| Property Type | Office/Retail Strip |
| Property Subtype | Office Building |
| Zoning | PUD |
| Lot Size | 206,476 SF |
| APN # | 006763 0750 |

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

| | |
|-----------|------|
| Restrooms | 26.0 |
|-----------|------|

514 CHAFFEE POINT BLVD - INVESTMENT 100% OCCUPIED

LOCATION INFORMATION

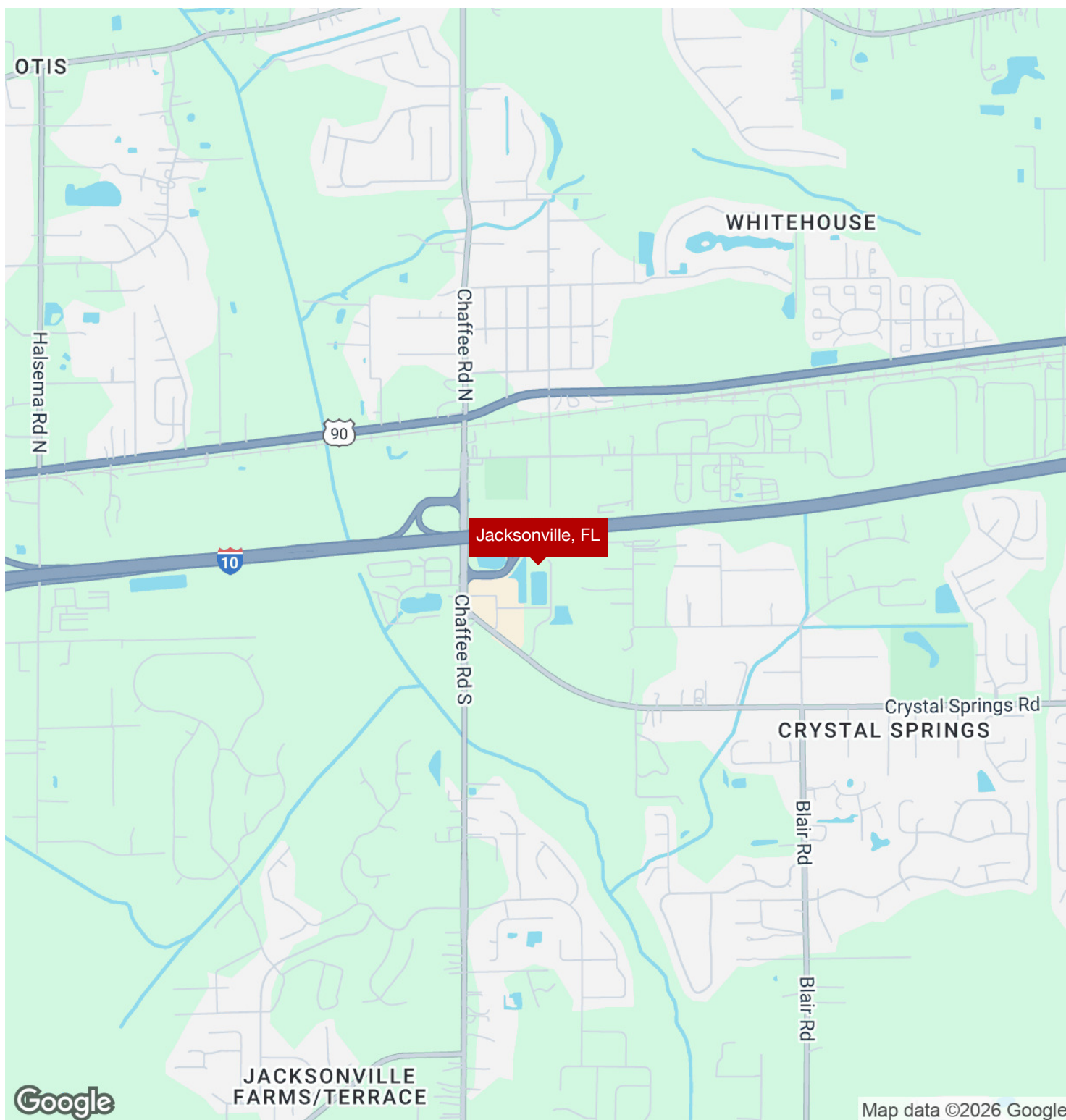
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REGIONAL MAP

LOCATION MAP

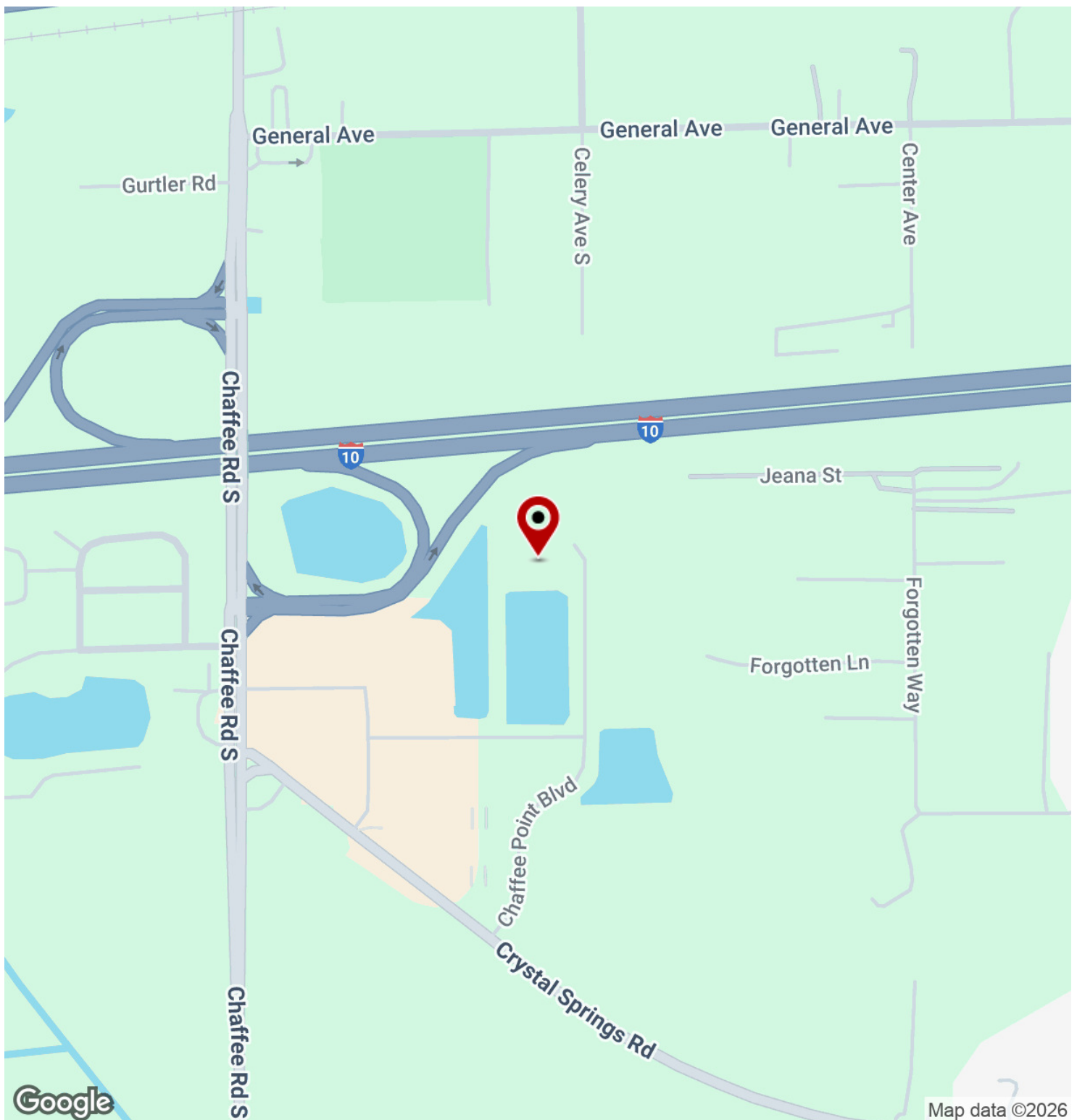
AERIAL MAP

Regional Map



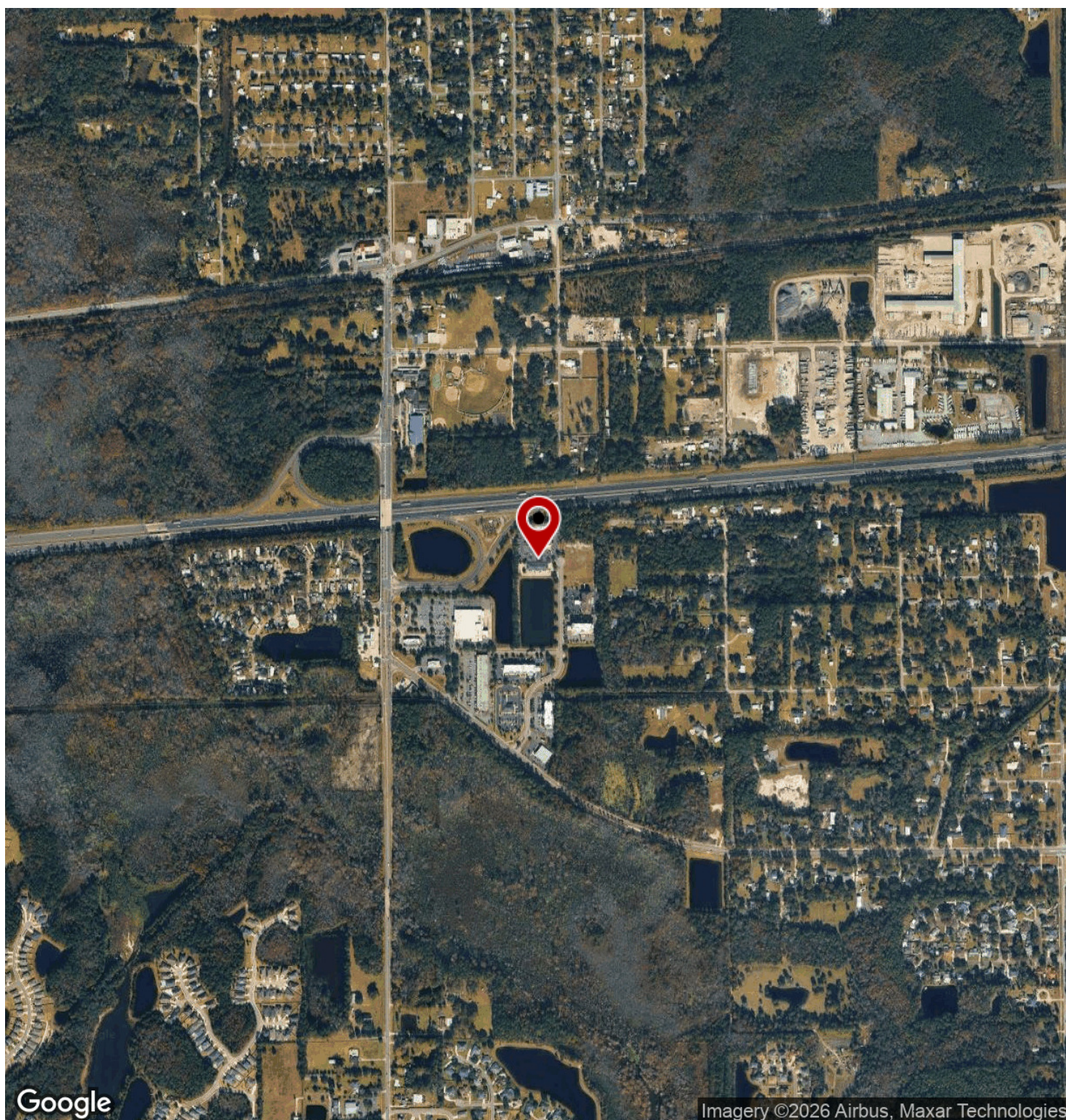
Kahle Commercial Group

Location Map



Kahle Commercial Group

Aerial Map



Kahle Commercial Group

514 CHAFFEE POINT BLVD - INVESTMENT 100% OCCUPIED

FINANCIAL ANALYSIS

3

FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

Financial Summary

INVESTMENT OVERVIEW

514 CHAFFEE POINT BLVD - INVESTMENT 100% OCCUPIED

| | |
|----------------------------|-------------|
| Price | \$1,050,000 |
| Price per SF | \$133 |
| Price per Unit | \$175,000 |
| GRM | 7.97 |
| CAP Rate | 7.09% |
| Cash-on-Cash Return (yr 1) | 7.09% |
| Total Return (yr 1) | \$74,486 |

OPERATING DATA

514 CHAFFEE POINT BLVD - INVESTMENT 100% OCCUPIED

| | |
|------------------------|-----------|
| Gross Scheduled Income | \$131,668 |
| Total Scheduled Income | \$131,668 |
| Gross Income | \$131,668 |
| Operating Expenses | \$57,182 |
| Net Operating Income | \$74,486 |
| Pre-Tax Cash Flow | \$74,486 |

FINANCING DATA

514 CHAFFEE POINT BLVD - INVESTMENT 100% OCCUPIED

| | |
|--------------|-------------|
| Down Payment | \$1,050,000 |
|--------------|-------------|

Income & Expenses

| INCOME SUMMARY | | 514 CHAFFEE POINT BLVD - INVESTMENT 100% OCCUPIED |
|-----------------------------|--|---|
| Vacancy Cost | | \$0 |
| GROSS INCOME | | \$131,668 |
| EXPENSES SUMMARY | | 514 CHAFFEE POINT BLVD - INVESTMENT 100% OCCUPIED |
| Repairs & Maintenance | | \$10,360 |
| GL insurance | | \$1,092 |
| Property Insurance | | \$4,488 |
| Property Taxes 2025 | | \$15,500 |
| Garbage Service | | \$3,600 |
| Utilities | | \$5,100 |
| Landscaping | | \$2,500 |
| Property Mgmt | | \$14,542 |
| OPERATING EXPENSES | | \$57,182 |
| NET OPERATING INCOME | | \$74,486 |

Rent Roll

| SUITE | TENANT NAME | SIZE SF | % OF BUILDING | PRICE / SF / YEAR | MARKET RENT | MARKET RENT / SF | ANNUAL RENT | LEASE START | LEASE END |
|-----------------|-----------------------|-----------------|----------------|-------------------|-------------|------------------|------------------|-------------|-----------|
| Suite 1 & 3 | GPI | 2,700 SF | 34.21% | \$19.24 | \$20 | \$0.01 | \$51,940 | 5/1/21 | 12/31/26 |
| Suite 5 | Smith Hair Salon | 1,350 SF | 17.11% | \$14.67 | \$20 | \$0.01 | \$19,800 | 3/4/15 | 9/30/27 |
| Suite 7 | Thiem Hair Salon | 1,350 SF | 17.11% | \$14.17 | \$20 | \$0.01 | \$19,128 | 6/6/14 | 9/30/27 |
| Suite 9 & 11 | Whitehead Photogarphy | 2,700 SF | 34.21% | \$15.11 | \$20 | \$0.01 | \$40,800 | 8/22/13 | 9/30/27 |
| - | - | - | - | - | - | - | - | - | - |
| TOTALS | | 8,100 SF | 102.64% | \$63.18 | \$80 | \$0.04 | \$131,668 | | |
| AVERAGES | | 2,025 SF | 25.66% | \$15.80 | \$20 | \$0.01 | \$32,917 | | |

514 CHAFFEE POINT BLVD - INVESTMENT 100% OCCUPIED

DEMOGRAPHICS

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DEMOGRAPHIC SUMMARY.PDF (2)

BUSINESS KEY FACTS.PDF (1)

BUSINESS KEY FACTS.PDF (2)

UNT_MAP_514_CHAFFEE_POINT_BLVD_JACKSONVILLE_FLORIDA/

DEMOGRAPHIC SUMMARY

514 Chaffee Point Blvd, Jacksonville, Florida, 32221

Ring of 3 miles

KEY FACTS

28,996

Population



10,387

Households

38.6

Median Age

\$75,260

Median Disposable Income

EDUCATION

8.1%

No High School Diploma



33.2%

High School Graduate



32.7%

Some College/
Associate's Degree



26.0%

Bachelor's/Grad/
Prof Degree

INCOME



\$89,588

Median Household Income



\$38,930

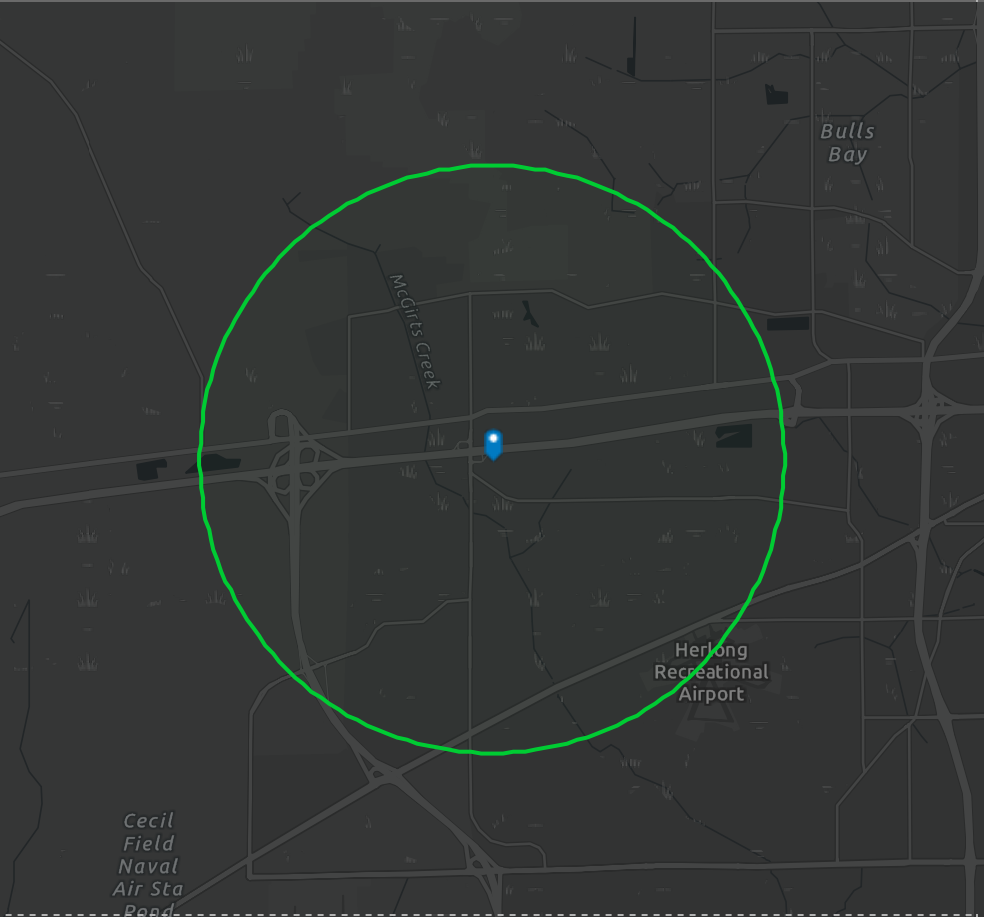
Per Capita Income



\$310,596

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

59.5%

White Collar

26.8%

Blue Collar

18.4%

Services

2.9%

Unemployment Rate

Business Key Facts

514 Chaffee Point Blvd, Jacksonville, Florida, 32221 | Rings: 1, 3, 5 mile radii



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics

1 mile

83

Total Businesses

615

Total Employees

\$86.8M

Total Sales

4.5%

Unemployment Rate

Daytime Population

1 mile



2,763

Total Population



2,281

Total Daytime Population

Ratio of daytime to total population:

0.83

Values > 1.0 mean that more people come to the area during the day than live there.



Suburb

Dominant Urbanicity Type

1 mile



9.4

Avg Number of Employees



26.4 ↓

Total Business Per Sq Mi
This is 53.7% lower than
Duval County

1 mile

Top 25 Largest Businesses in Area



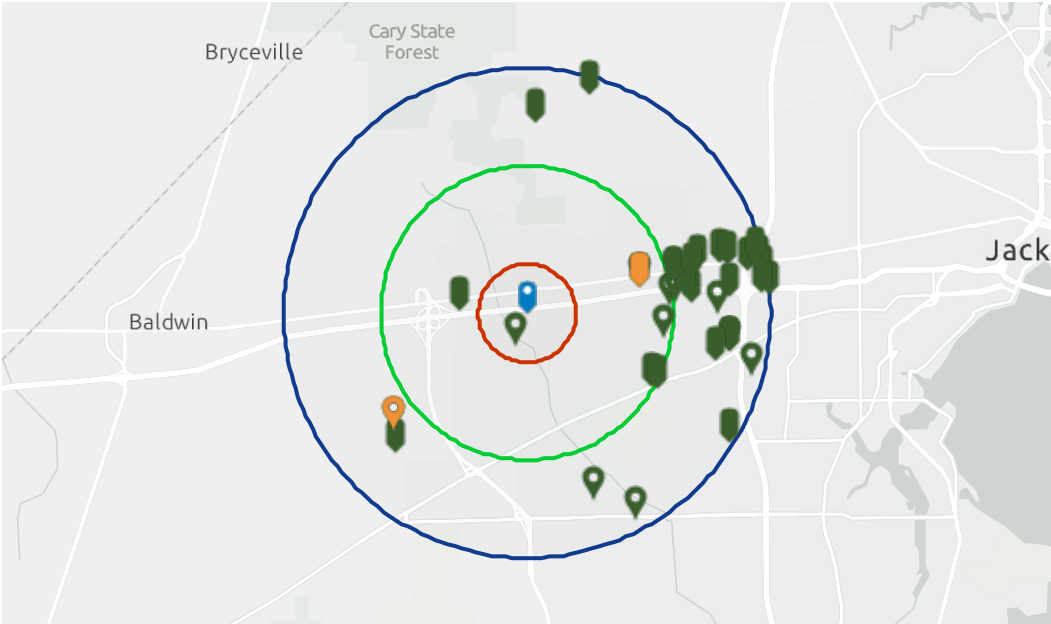
12

100 or More Employees



25*

\$10M+ Annual Sales Vol



Highest sales volume

| | | |
|------------------------------|--------|--------|
| Michaels Distribution Center | Branch | \$242M |
|------------------------------|--------|--------|

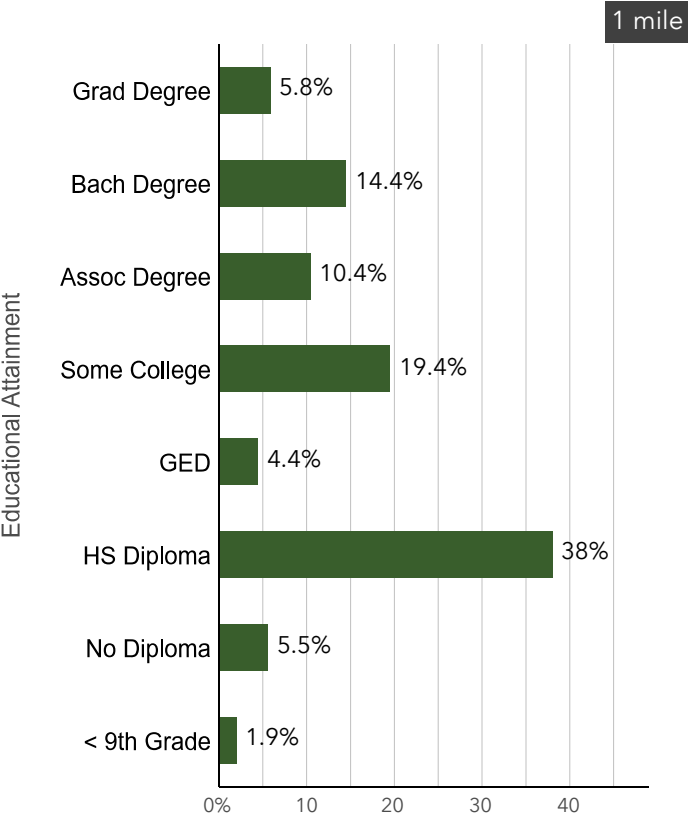
Most Employees

| | | |
|------------------|--------------|-----|
| Saft America Inc | Headquarters | 307 |
|------------------|--------------|-----|

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

About the Workforce

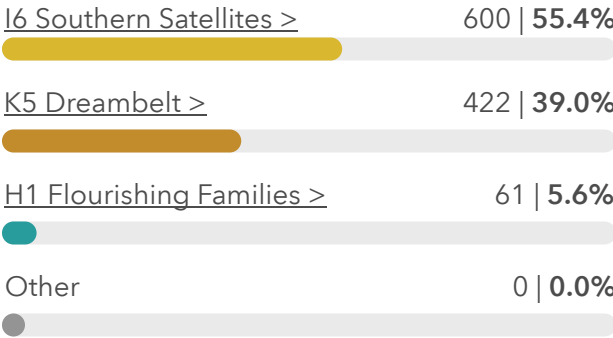
1 mile



Tapestry

1 mile

Top 3 segments by household count



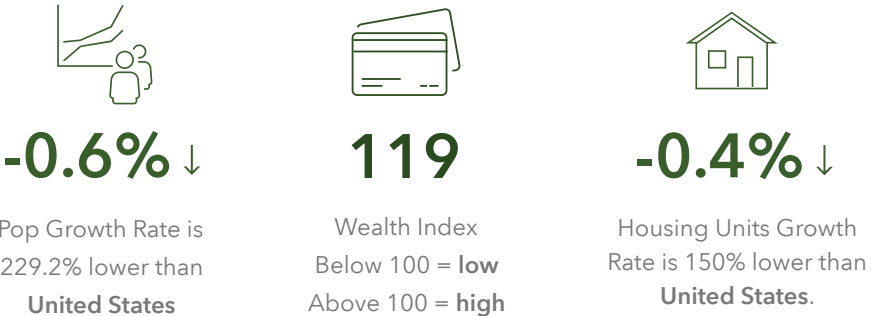
[View comparison table](#)

About the Community

1 mile

1 mile

1 mile



Pop Growth Rate is 229.2% lower than United States

Wealth Index Below 100 = low Above 100 = high

Housing Units Growth Rate is 150% lower than United States.

Businesses Per 1,000 Population

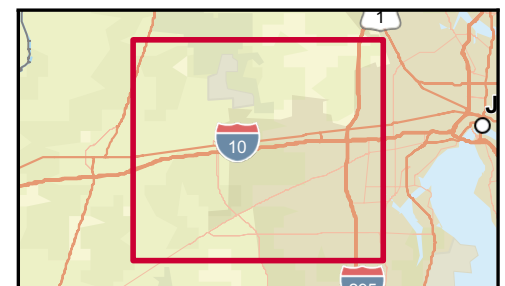
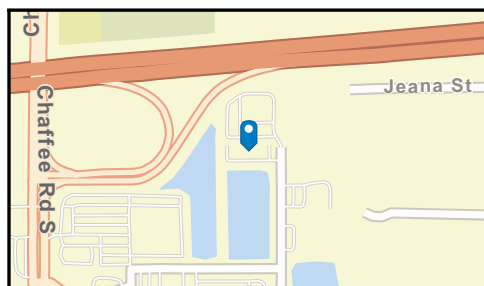
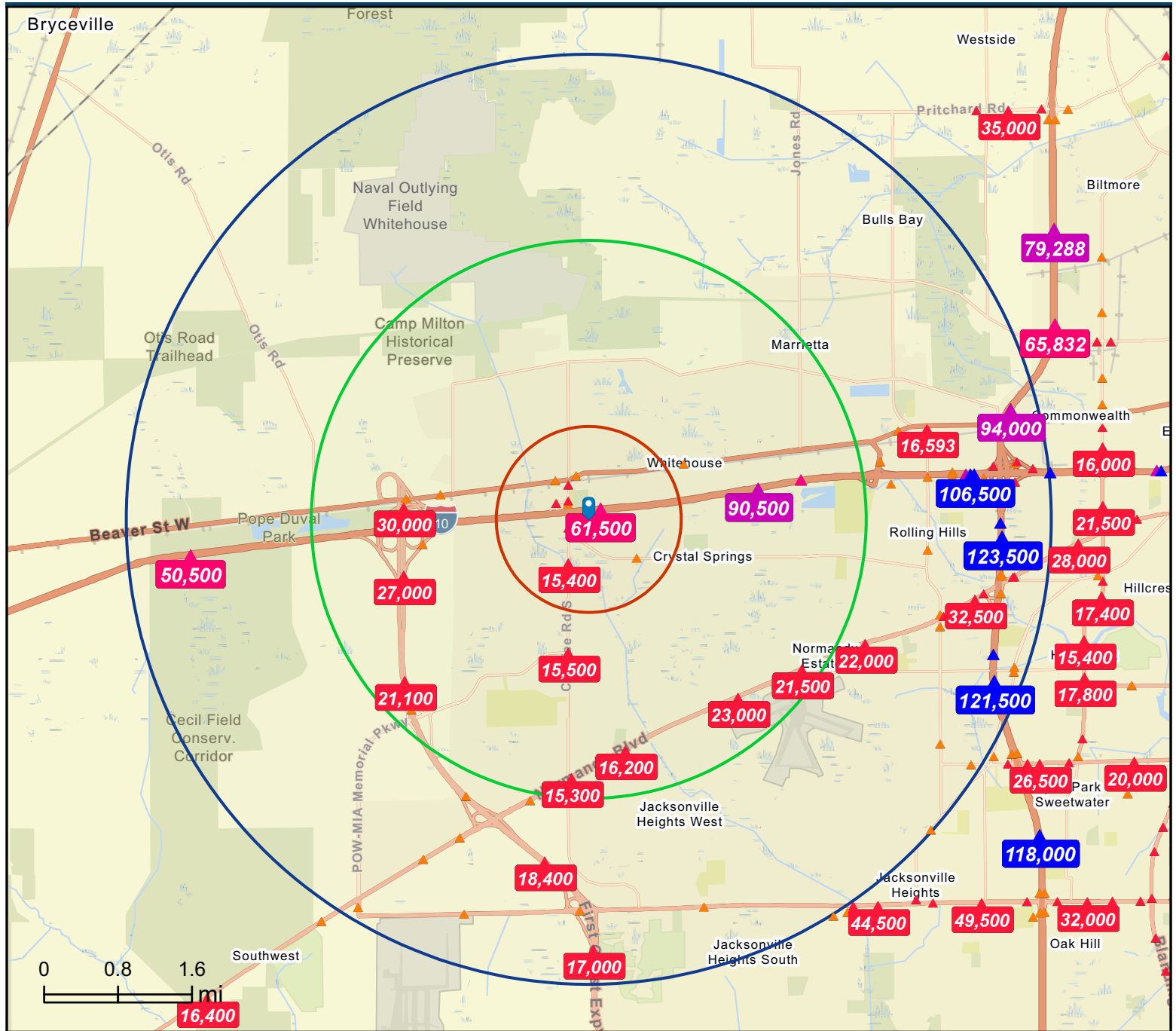
| Business Categories | 1 mile | 3 miles | 5 miles | ZIP Codes 32221 (Jacksonville) | States Florida | United States of America United States |
|---------------------------------|--------|---------|---------|--------------------------------|----------------|--|
| Restaurants | 2.90 | 0.79 | 0.89 | 1.15 | 2.54 | 2.45 |
| Health Care & Social Assistance | 1.45 | 0.66 | 1.03 | 1.43 | 4.01 | 3.76 |
| Retail | 5.79 | 1.59 | 2.07 | 2.25 | 5.32 | 4.59 |
| Manufacturing | 1.09 | 0.41 | 0.45 | 0.28 | 1.22 | 1.32 |
| Finance & Insurance | 1.09 | 0.24 | 0.39 | 0.65 | 2.12 | 1.79 |
| Professional & Tech Services | 3.26 | 1.24 | 1.51 | 1.63 | 4.91 | 3.60 |

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

Traffic Count Map

514 Chaffee Point Blvd, Jacksonville, Florida, 32221
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.30801
Longitude: -81.84488



Source: ©2025 Kalibrate Technologies (Q1 2025).

October 14, 2025

514 CHAFFEE POINT BLVD - INVESTMENT 100% OCCUPIED

ADDITIONAL INFORMATION

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TEAM BIOS KCG-2.PDF (1)

Kahle Commercial Group



Sandra C. Kahle, CCIM, PE, JD, MBA

Sandra Kahle has over 23 years of experience in Commercial Real Estate. She is a proven leader of character and integrity and demands excellence as a standard.

With over two decades of commercial real estate experience and prior experiences as a Professional Engineer and Attorney, Sandy has a proven record of serving commercial brokerage clients with sales and leasing services.

Sandy specializes in Land for development. She is experienced in site location, general development guidelines and criteria for local government, and a valuable resource for any developer or landowner wanting to sell.



Cynthia McLain, CCIM

Cynthia McLain, CCIM and Broker of Kahle Commercial Group, Inc. has over 30 years of experience in sales and customer service. With a degree in Business, she has worked in Manufacturing, Education, Human Resources, and Real Estate. Cynthia began her real estate career in 2003 and specializes in Commercial Real Estate.

Cynthia handles commercial sales and leasing, and investment sales throughout Florida, with emphasis on the North Florida region. She specializes in commercial real estate investment, office and industrial properties. Cynthia's advanced understanding of the North Florida real estate market and commitment to customer service makes her an exceptional asset to Sellers, Buyers and Tenants throughout the process of a commercial real estate transaction.

Cynthia became a Designee of CCIM Institute in 2016. During 2018 and 2019, Cynthia was the President of the North District of the Florida CCIM Chapter. She has since maintained a board position each year within the North District.



Kimberly McLain

Kimberly McLain joined Kahle Commercial Group in 2020 with a decade of experience in sales, customer service, and marketing. Kimberly is committed to providing top-notch customer service and delivering results for her customers.

Kimberly has a Bachelors in Business Administration from the University of Florida and has traveled around the country learning a variety of markets before joining Kahle Commercial Group as a Sales Associate and Director of Administration.

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