

# 514 Chaffee Point Blvd - Investment 100% Occupied

JACKSONVILLE, FL



## OFFERING MEMORANDUM

### PRESENTED BY:

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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

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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

## 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
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## 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

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## LOCATION INFORMATION

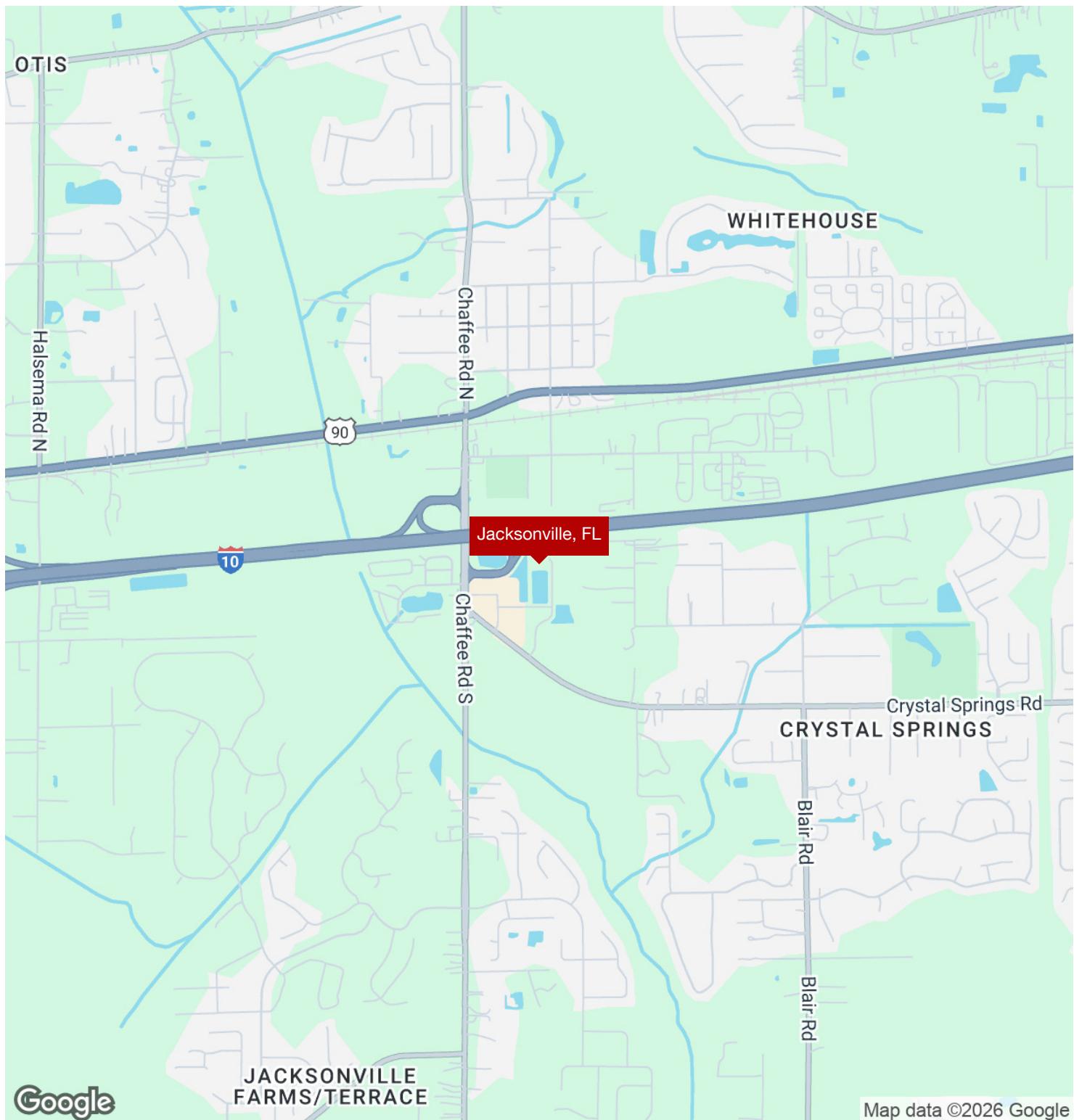
2

REGIONAL MAP

LOCATION MAP

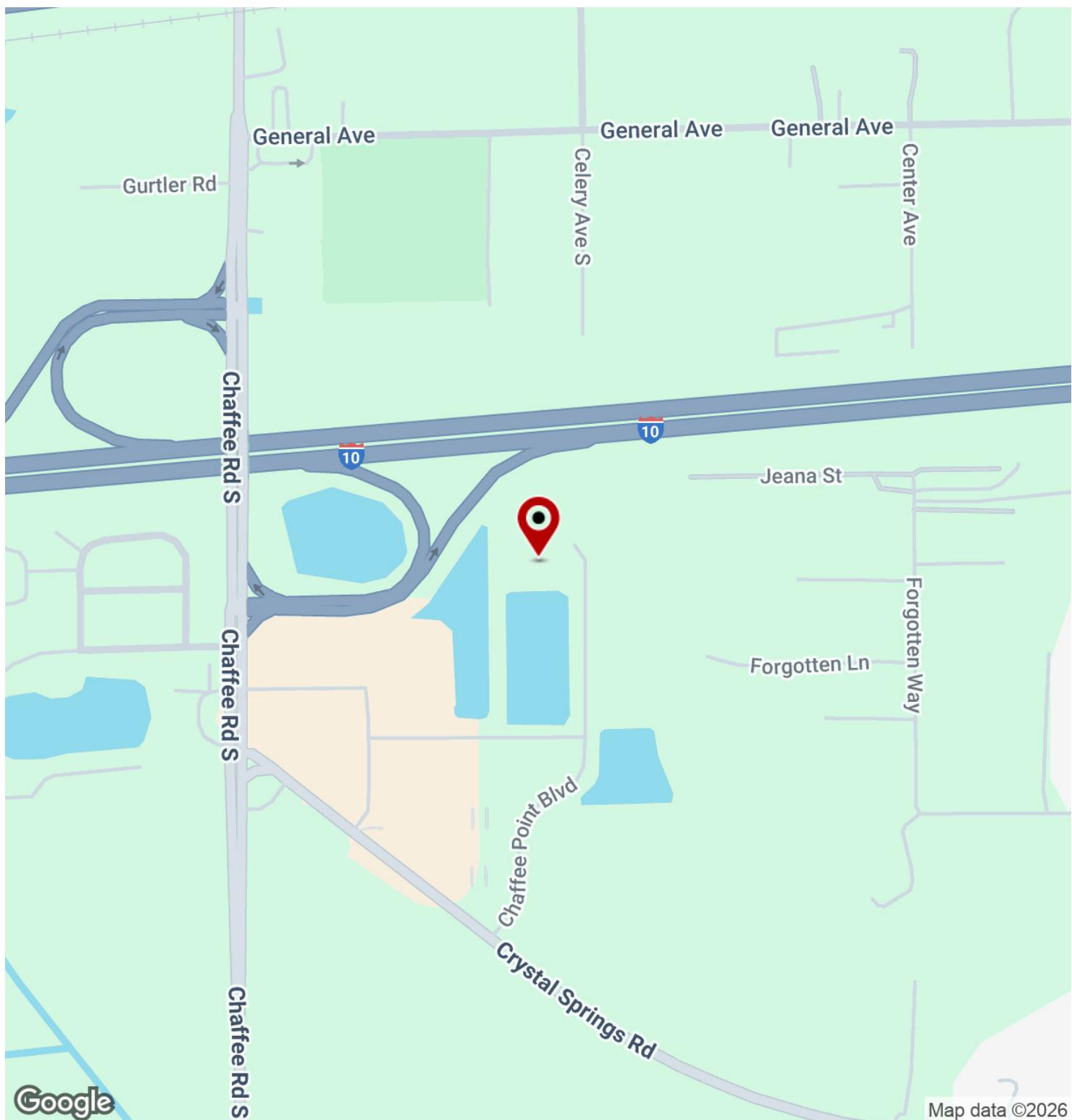
AERIAL MAP

## Regional Map



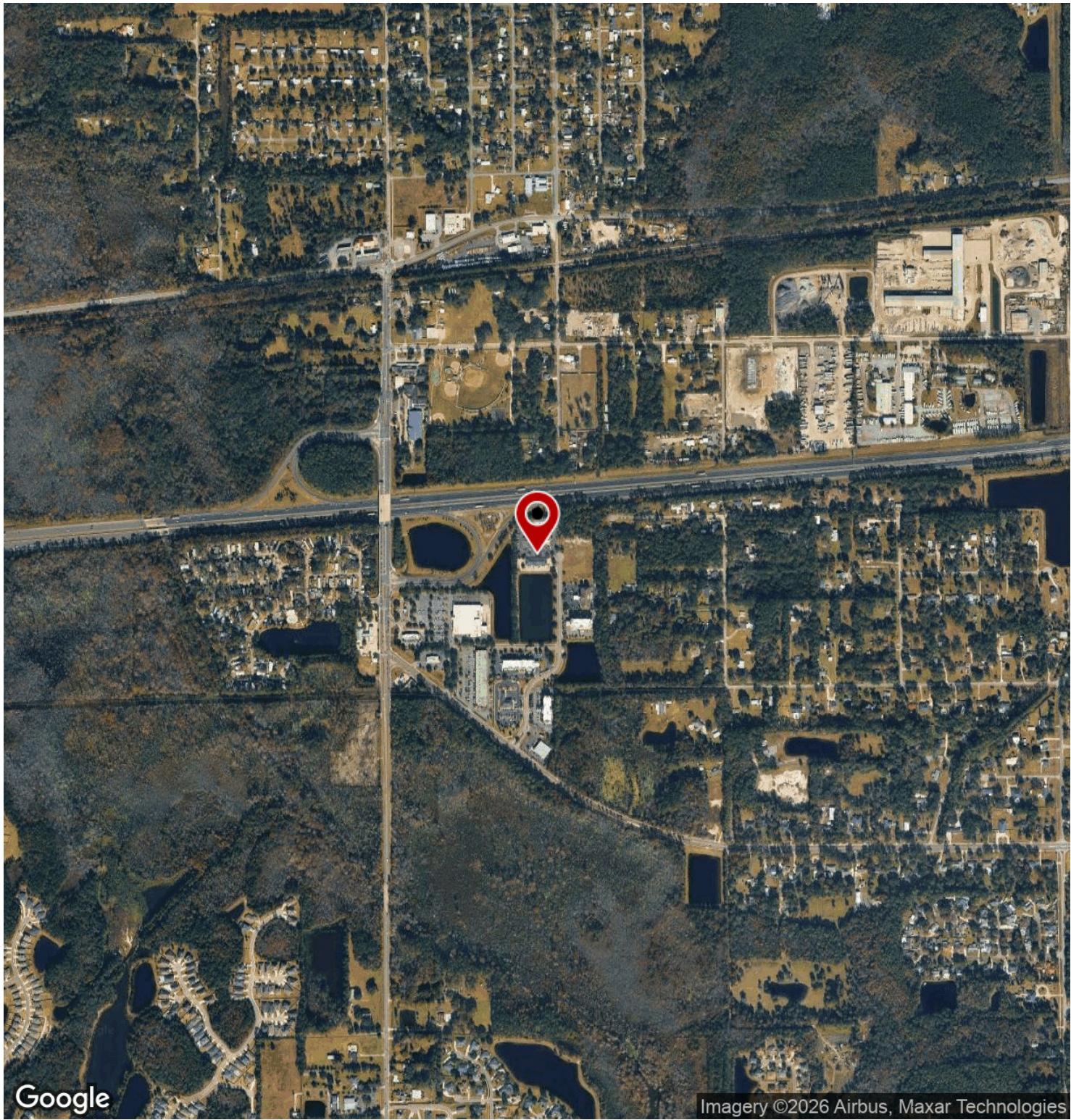
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## Location Map



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## Aerial Map



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# FINANCIAL ANALYSIS

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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
<b>GROSS INCOME</b>		<b>\$131,668</b>
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
<b>OPERATING EXPENSES</b>		<b>\$57,182</b>
<b>NET OPERATING INCOME</b>		<b>\$74,486</b>

## 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
<b>TOTALS</b>		<b>8,100 SF</b>	<b>102.64%</b>	<b>\$63.18</b>	<b>\$80</b>	<b>\$0.04</b>	<b>\$131,668</b>		
<b>AVERAGES</b>		<b>2,025 SF</b>	<b>25.66%</b>	<b>\$15.80</b>	<b>\$20</b>	<b>\$0.01</b>	<b>\$32,917</b>		

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## 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



32.7%

Some College/  
Associate's Degree

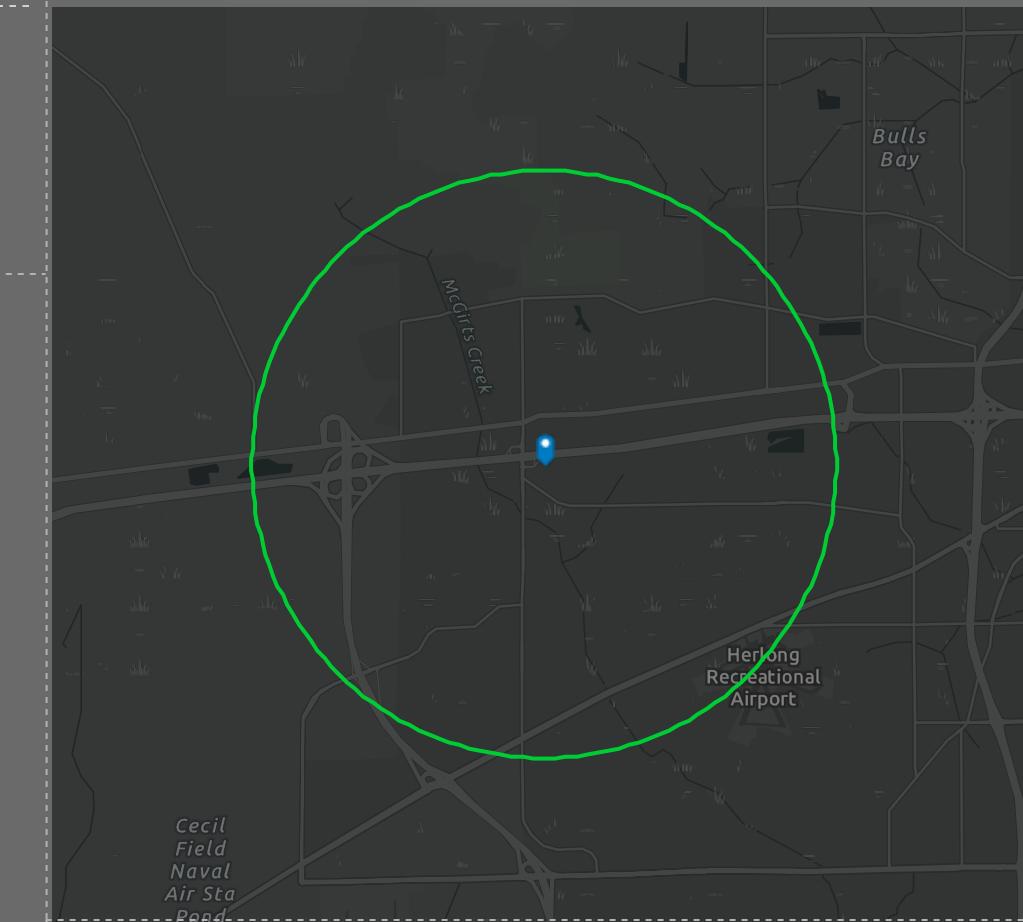


26.0%

Bachelor's/Grad/  
Prof Degree

33.2%

High School Graduate

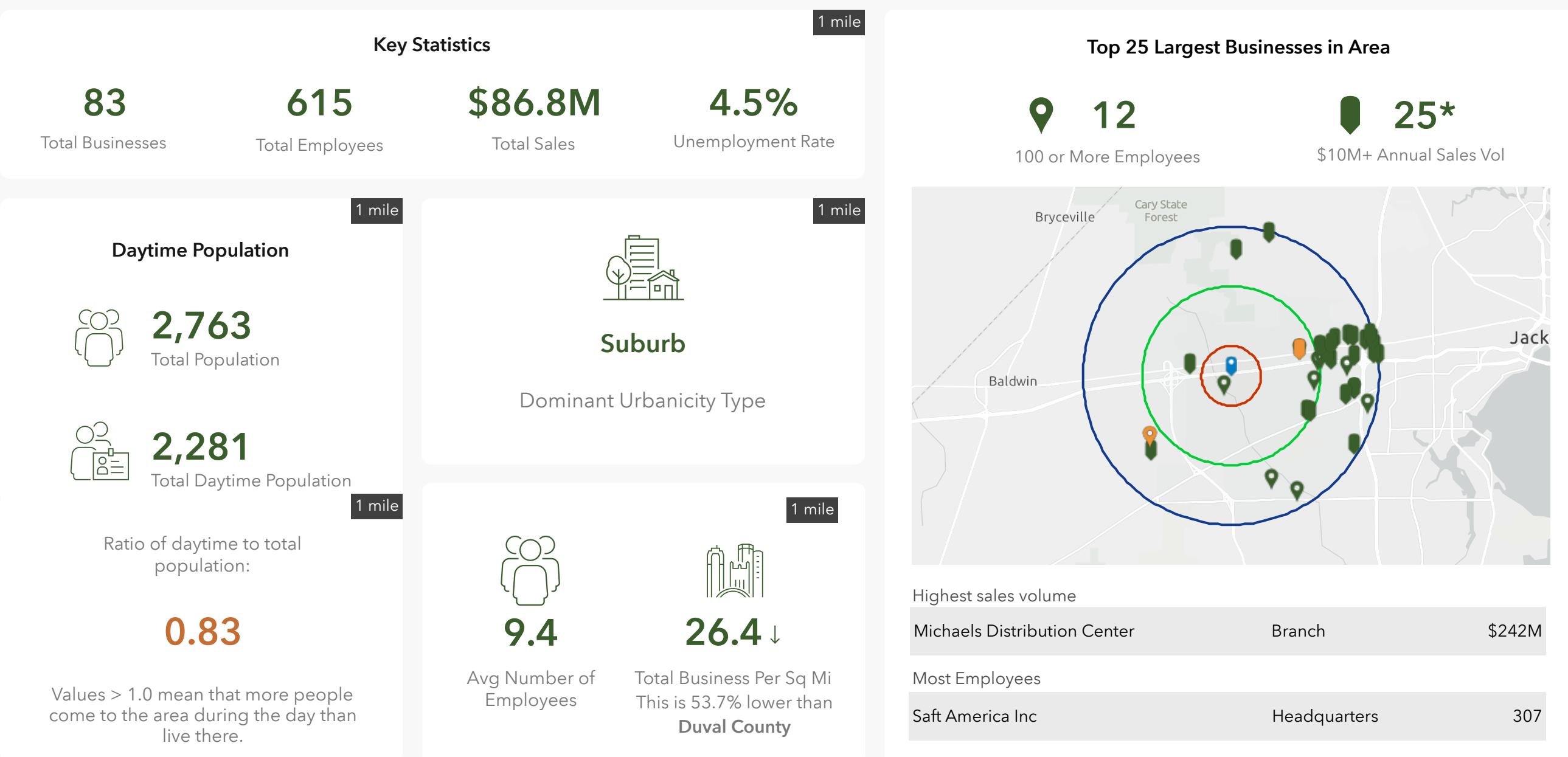


# Business Key Facts

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.



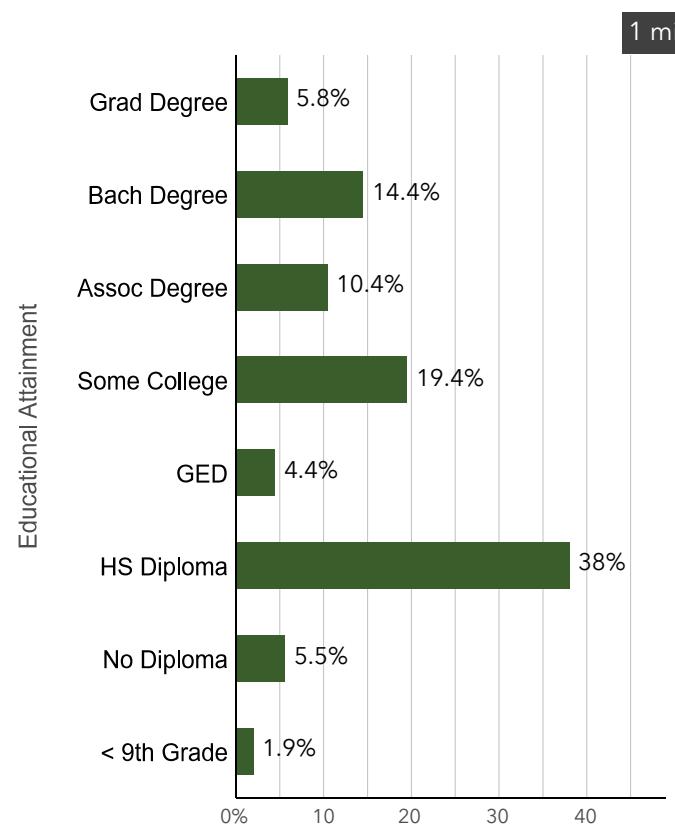
**Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. \* Indicates the number of locations has reached the maximum.

### About the Workforce



19.8% 30.7% 49.7%

Services Trades/Skilled Labor Office Based



### Tapestry

Top 3 segments by household count



I6 Southern Satellites >	600   55.4%
K5 Dreambelt >	422   39.0%
H1 Flourishing Families >	61   5.6%
Other	0   0.0%

[View comparison table](#)

1 mile

### About the Community

1 mile



-0.6% ↓

Pop Growth Rate is  
229.2% lower than  
United States

1 mile



119  
Wealth Index  
Below 100 = low  
Above 100 = high

1 mile



-0.4% ↓  
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

# Traffic Count Map

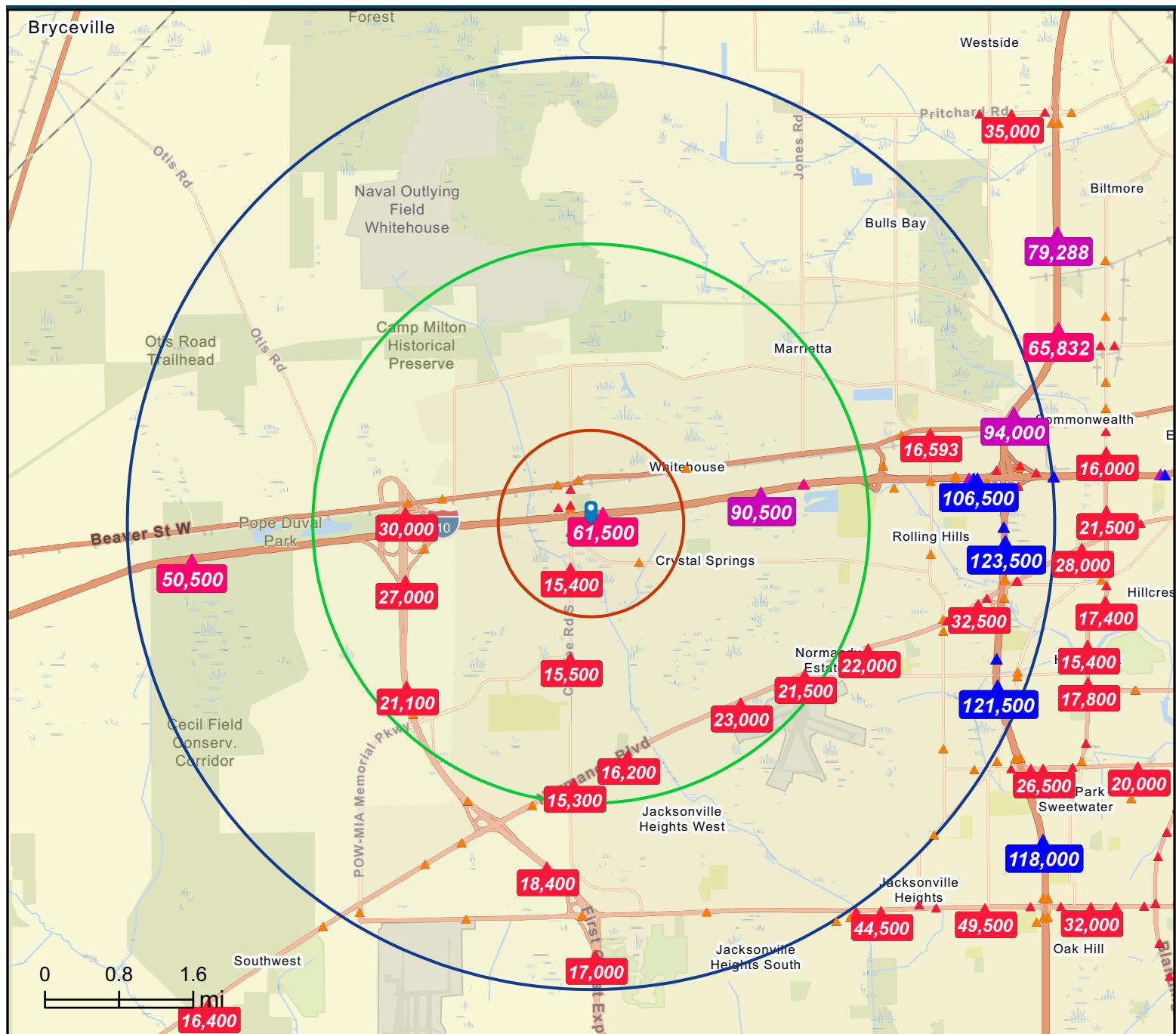
514 Chaffee Point Blvd, Jacksonville, Florida, 32221

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 30.30801

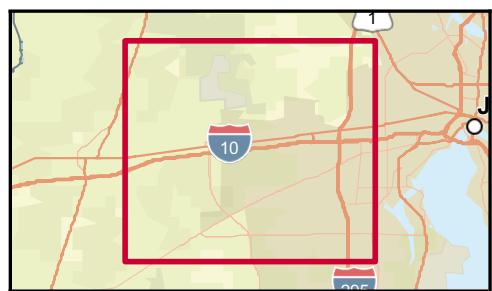
Longitude: -81.84488



## Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

Source: ©2025 Kalibrate Technologies (Q1 2025).



October 14, 2025

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## 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.