

INDUSTRIAL FOR LEASE

546 MYRTLE AVE N.

546 Myrtle Ave. N. , Jacksonville, FL 32204

Kahle Commercial Group



VIDEO

PROPERTY DESCRIPTION

Introducing 546 Myrtle Ave N in Jacksonville, FL 32204 - a brick and block warehouse that is fully climate controlled and currently set up for Soccer Tournament/Summer Camps/Training Facility. The Landlord will leave personal property for a Soccer Tenant.

PROPERTY HIGHLIGHTS

- Fully Equipped Soccer Arena
- Climate Controlled Warehouse
- 12' clear height clearance
- One 12' grade level door; Showers; Restrooms; new roof
- Paved & fenced parking for 24+- cars.

OFFERING SUMMARY

Lease Rate:	\$10 SF/yr (NNN)
CAM:	\$1.5/sf
Available SF:	12,000 SF
Lot Size:	0.54 Acres
Zoning:	IL

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,343	37,909	80,568
Total Population	9,870	83,856	183,947
Average HH Income	\$41,048	\$65,715	\$72,030

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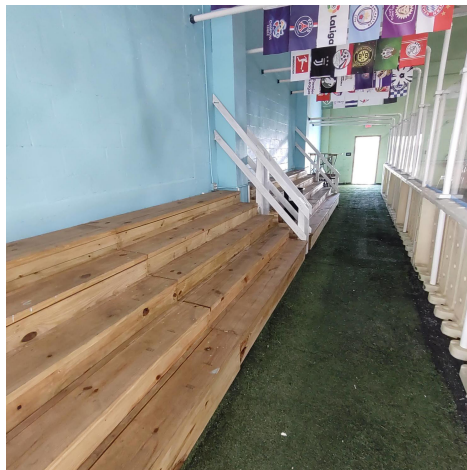
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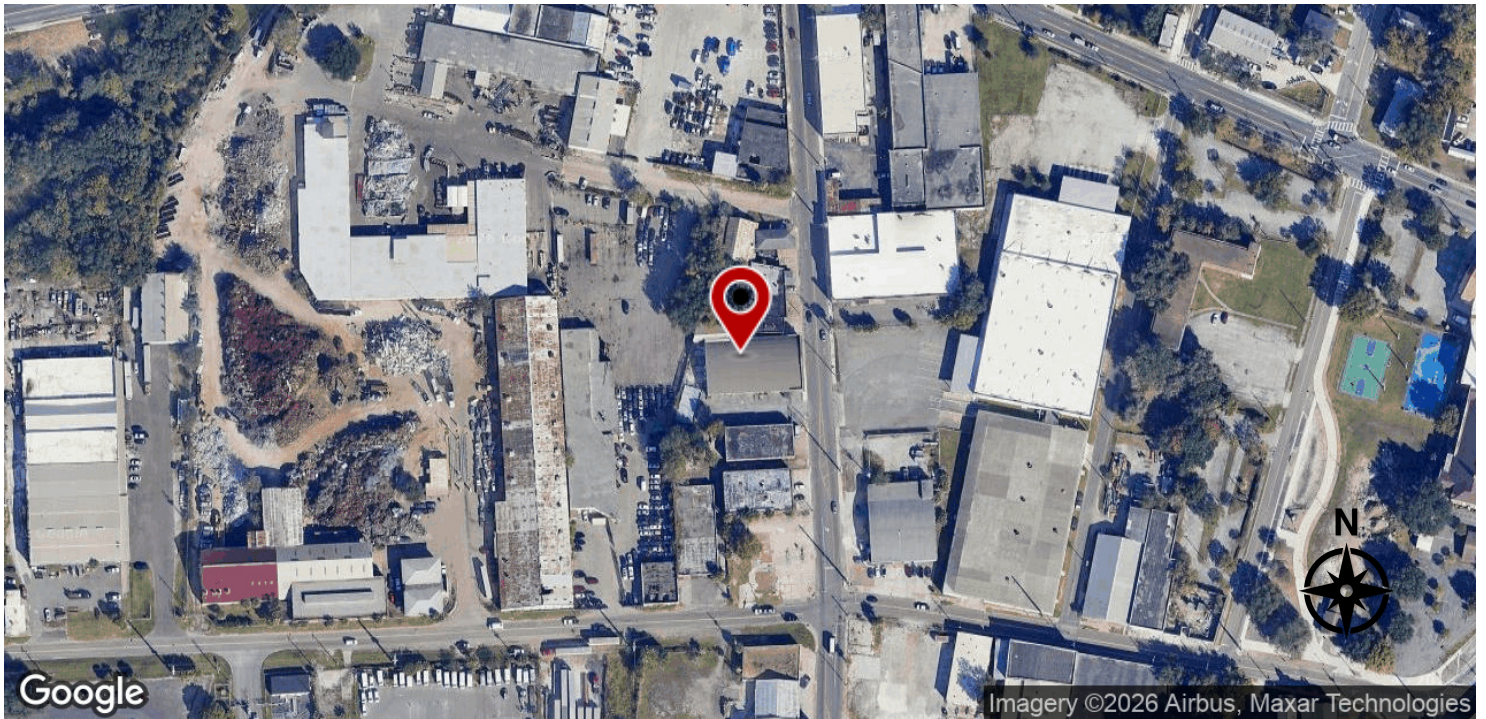
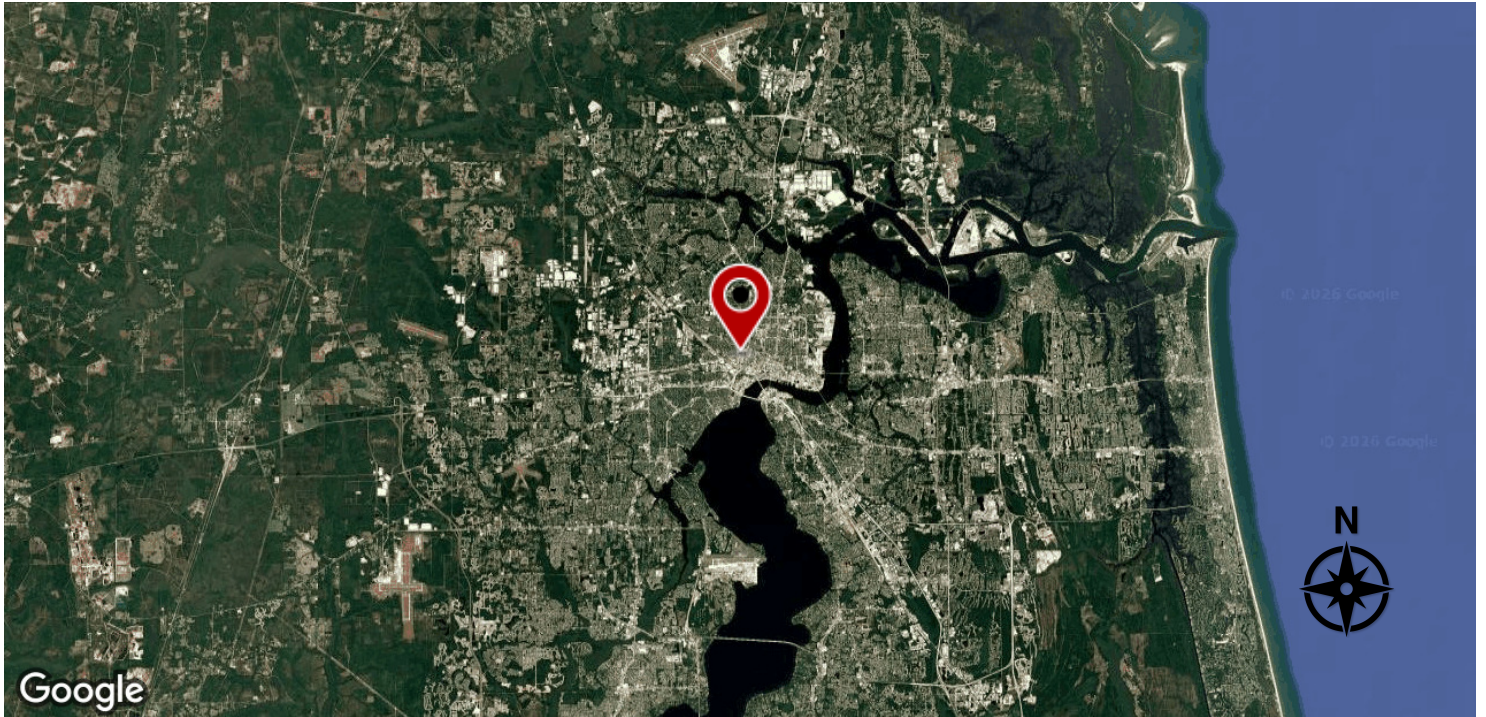
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