

# UNIVERSITY BOULEVARD W MEDICAL BUILDING

2324 UNIVERSITY BLVD W  
JACKSONVILLE, FL 32217

Elizabeth Nyenwe  
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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$180,000
Lot Size:	0.197 Acres
Year Built:	1950
Building Size:	1,540 SF
Zoning:	CRO - Commercial, Residential, Office
Market:	Jacksonville
Submarket:	San Marco
Traffic Count:	11,400
Price / SF:	\$116.88

## PROPERTY OVERVIEW

Freestanding medical building located on University Boulevard West in the San Marco submarket. This single tenant building is comprised of 1540 square feet and is ideal for an owner/user. Features include:

- 3 Spacious Exam/Procedure Rooms
- X-Ray Room
- Dark Room
- 1 Large Office Room and a Receptionist's Office in the Rear
- Separate Waiting Room and Reception Areas
- Ample storage Space
- 1 Restroom

The property has 82 feet of frontage on University Blvd which has a daily traffic count of 11,400. The building was previously occupied by a podiatrist [The property will be cleared of all personal items before sale].

# Complete Highlights

## SALE HIGHLIGHTS

- Freestanding Medical Office Building in the San Marco Submarket
- Ideal for a Small Medical Practice
- 3 Spacious Exam Rooms
- X-Ray & Dark Room
- Separate Waiting and Reception Areas
- Located Within Close Proximity to Multiple Food and Beverage Locations
- 82 Feet of Frontage on University Boulevard
- CRO Zoning in Duval County

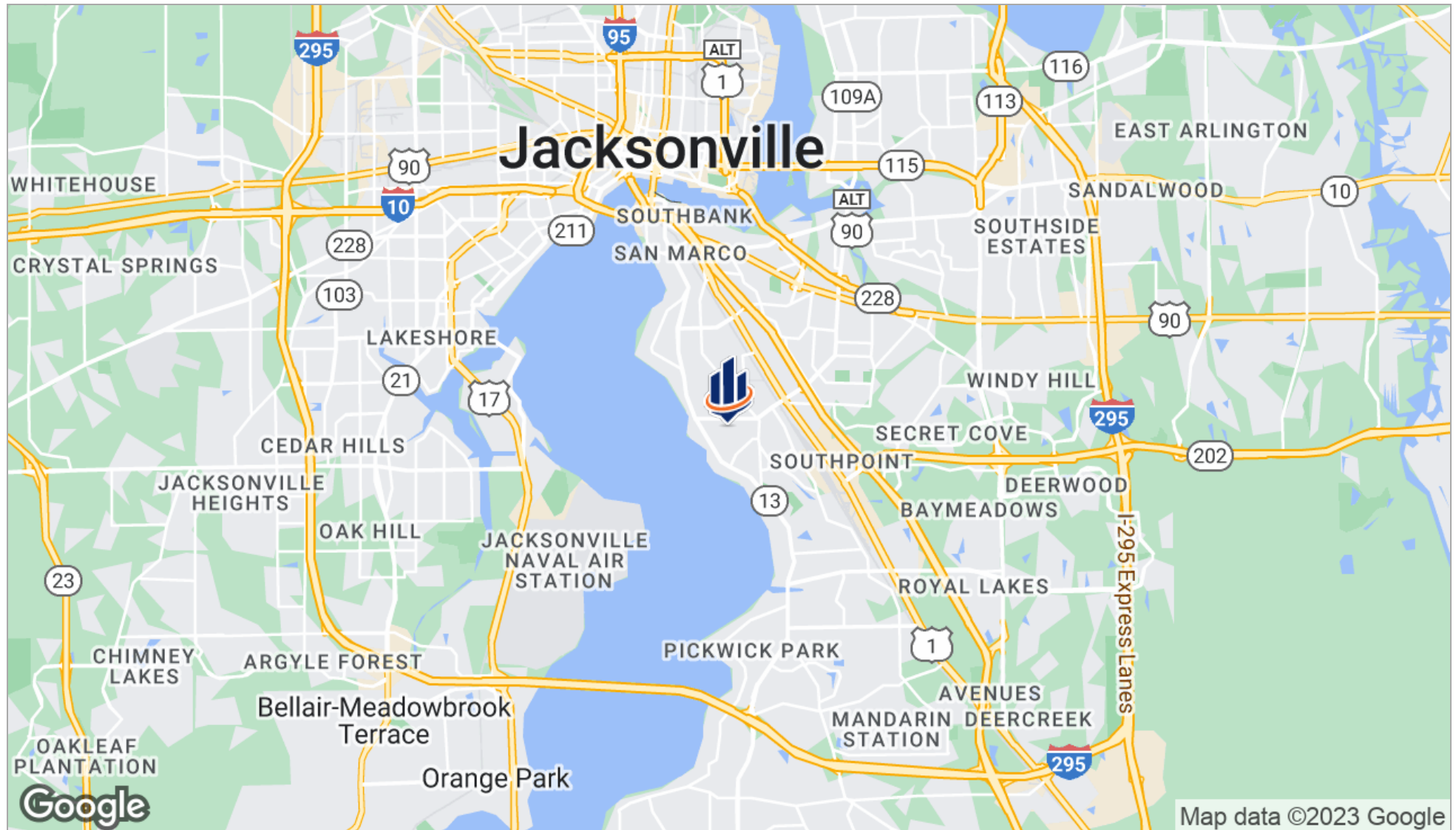


# Additional Photos

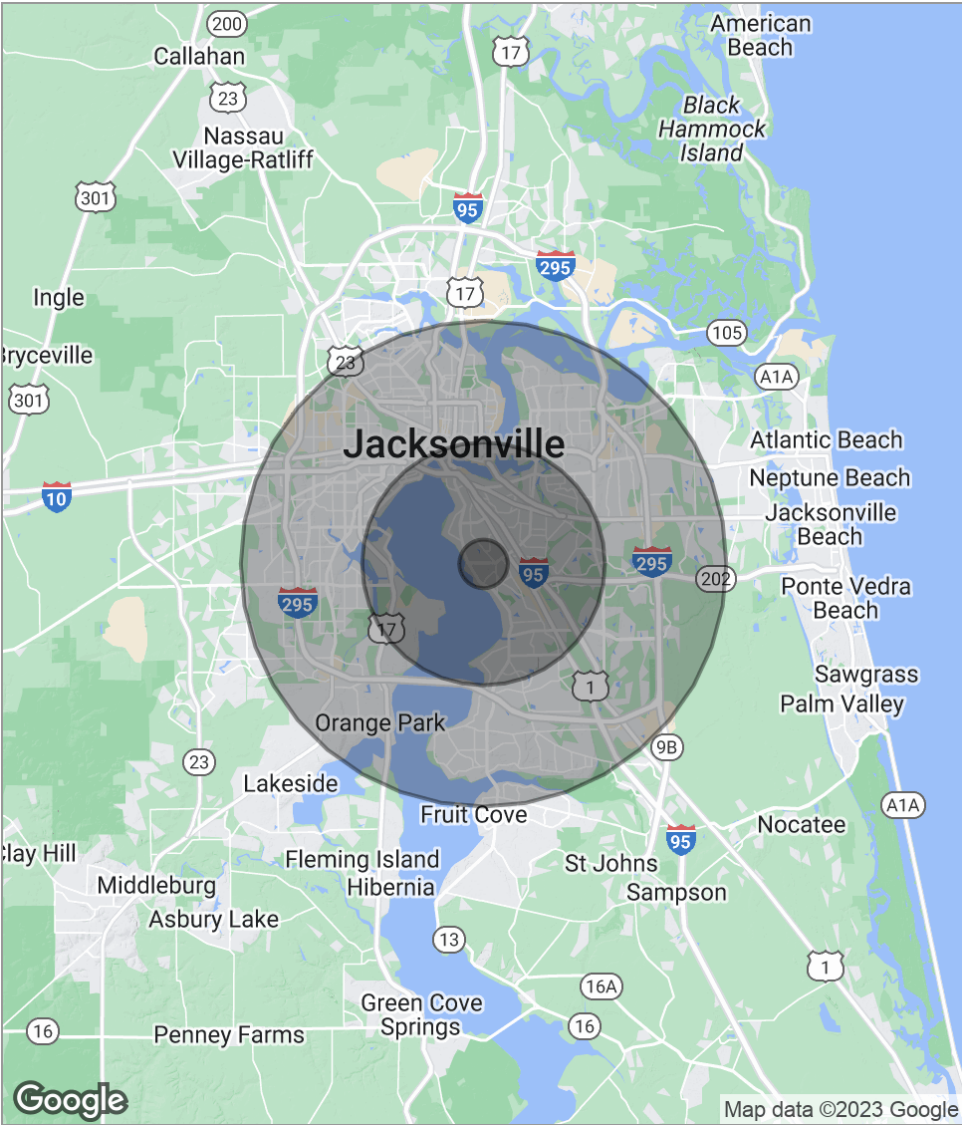




# Location Maps



# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,702	130,101	627,516
Median age	38.0	38.0	35.6
Median age [Male]	35.4	36.6	34.2
Median age [Female]	39.3	40.0	37.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,526	55,211	249,303
# of persons per HH	2.4	2.4	2.5
Average HH income	\$81,011	\$70,794	\$61,258
Average house value	\$312,635	\$303,672	\$232,045

*\* Demographic data derived from 2020 ACS - US Census*



# Retailer Map



# Advisor Bio



## ELIZABETH NYENWE

Associate Advisor

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### PROFESSIONAL BACKGROUND

Elizabeth Nyenwe is an Associate Advisor at SVN | Alliance specializing in Office and Medical Office Sales and Leasing. Elizabeth was a four year division 1 collegiate tennis athlete and won numerous awards during her collegiate career including being named Freshman of the Year . The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities. In 2016 and 2017 we were named the 6th most recognized commercial real estate brand by the Lipsey Company.

SVN | Alliance is located in Jacksonville and Ormond Beach, FL and provides [sales, leasing, tenant representation, corporate real estate services and property management services.] SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

### EDUCATION

Master of Business Administration - Georgia Southern University 2018

Bachelors of Science in Business Administration - Bethune Cookman University 2015

### MEMBERSHIPS

Jacksonville Chamber of Commerce

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