

# MERRILL ROAD OFFICE BUILDING FOR SALE

5701 MERRILL ROAD  
JACKSONVILLE, FL 32277

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$135,000
Lot Size:	0.23 Acres
Year Built:	1955
Building Size:	1,388 SF
Zoning:	CO-Commercial Office
Market:	Jacksonville
Submarket:	Arlington
Traffic Count:	15,100
Price / SF:	\$97.26

## PROPERTY OVERVIEW

Located on Merrill Road and within walking distance of the growing Jacksonville University main campus, this single tenant office building is comprised of 1388 square feet. This corner property is the perfect fit for a small professional office.

The property contains 1 large office room, 3 medium sized rooms, a smaller room which can be used for storage and 1 bathroom. There is new carpet in the medium sized offices and tile flooring in the reception area and the large office. A brand new air conditioning system was installed four year ago.

The secretary counter is also included in the sale.

The building is located within close proximity to the multitude of food and coffee locations primarily located on Merrill Road.

## PROPERTY HIGHLIGHTS

- Freestanding Office Building Located in the Arlington Submarket
- 4 Well Sized Office Rooms
- Located within Close Proximity to Multiple Food and Coffee Locations
- Perfect for a Small Professional Office
- New a/c System



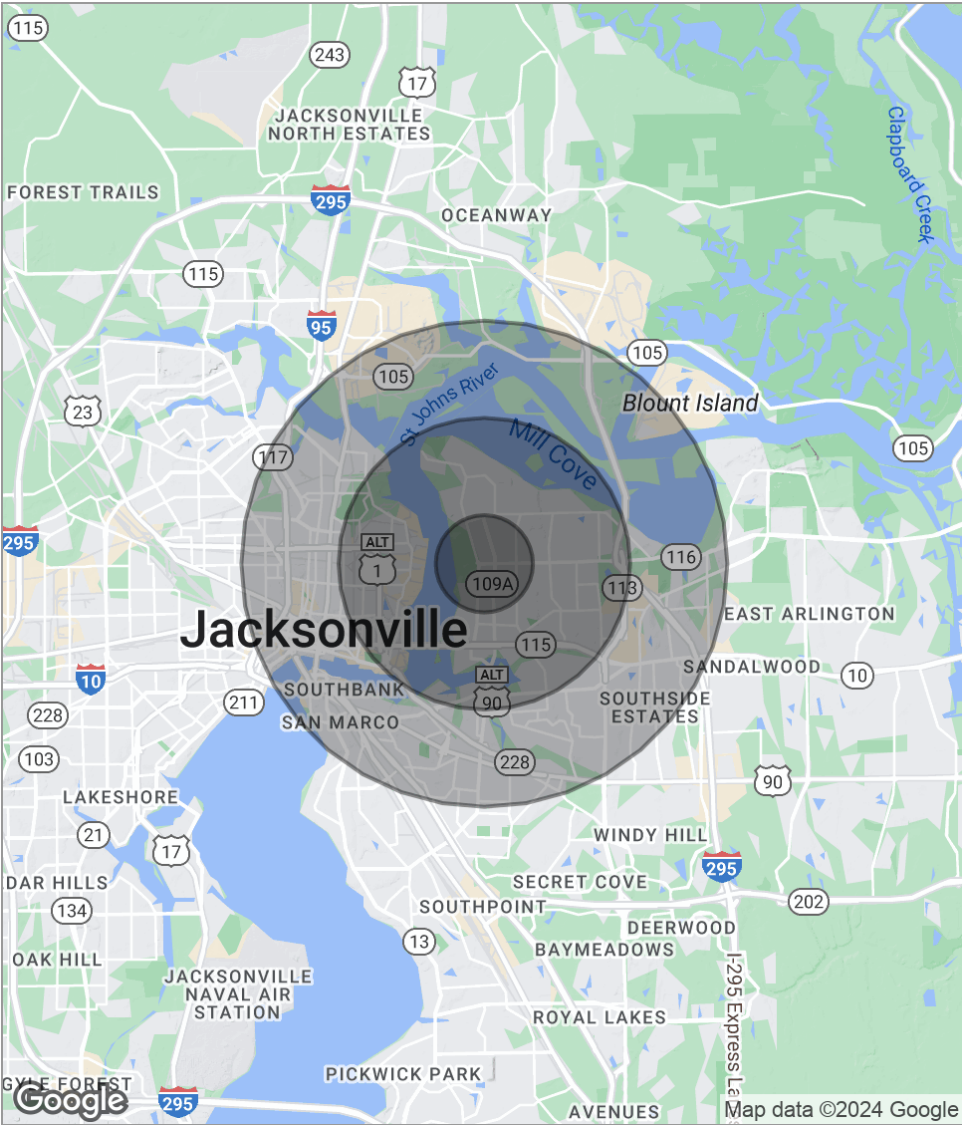
# Additional Photos



# Location Maps



# Demographics Map

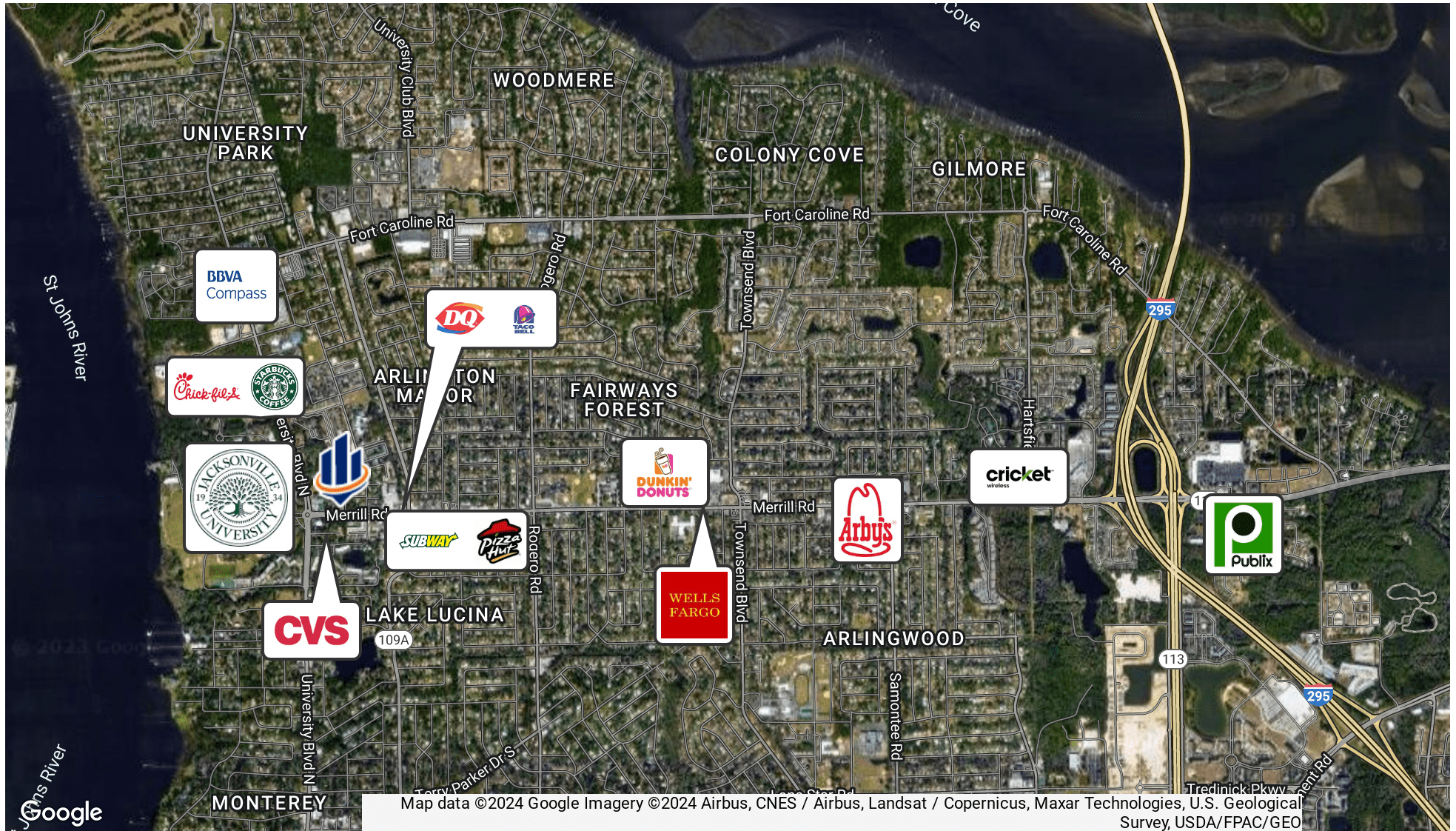


POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,603	72,776	172,485
Median age	31.8	34.6	34.8
Median age [Male]	30.0	33.4	33.2
Median age [Female]	33.2	35.7	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,682	27,828	67,769
# of persons per HH	2.7	2.6	2.5
Average HH income	\$50,078	\$54,707	\$51,115
Average house value	\$142,003	\$186,035	\$178,992

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



# Retailer Map



# Advisor Bio 1



## 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. 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

ImpactJax

NAIOP - Northeast Florida

ULI - Urban Land Institute

ICSC - International Council of Shopping Centers