

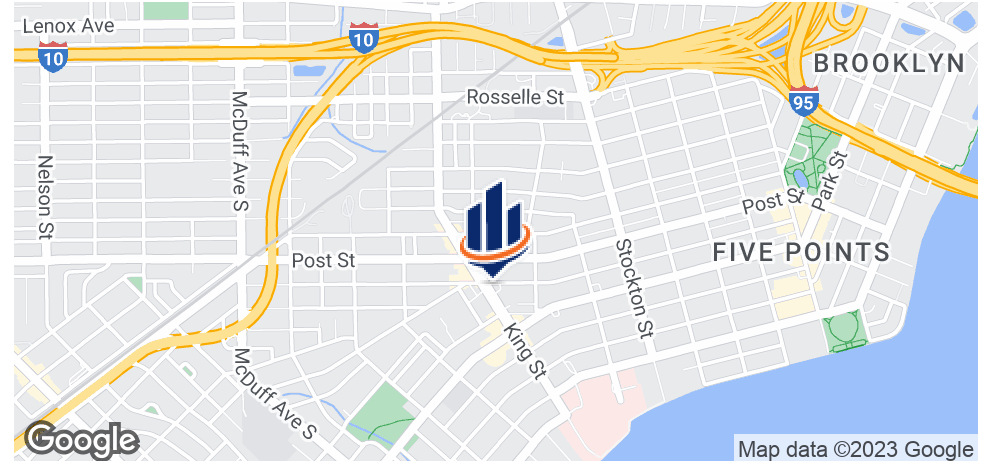
# RIVERSIDE COMMERCIAL PROPERTY FOR SALE

1221 KING STREET  
JACKSONVILLE, FL 32204

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	0.25 Acres
Year Built:	1923
Building Size:	3,728 SF
Zoning:	CCG-1
Market:	Jacksonville
Submarket:	Riverside
Traffic Count:	13,100
Price / SF:	\$160.94

## PROPERTY OVERVIEW

Located in the growing Riverside submarket, these freestanding office buildings sit on a 0.25 acre parcel and are comprised of 3,728 square feet. Building 1 is 3008sf two stories and has 4 office rooms and 2 bathrooms on each floor. Building 2 is 720sf. The property has 117 feet of frontage on King Street and is located off Park street which has a daily traffic count of 13,100 visitors.

The property is zoned CCG-1 which allows for a number of uses including retail establishments, banks, art galleries, day care centers etc. The parcel's close proximity to numerous retail locations makes this property ideal for a retail use.

The Riverside market has seen a substantial amount of growth in the past few years and offers residents easy access to shopping, entertainment, activities and much more. The area has seen a 45% increase in millennial's over the past five years. The property is within a mile of the Five Points area which provides residents with a number of food and beverage options.

# Complete Highlights



## LOCATION INFORMATION

Building Name	Riverside Commercial Property For Sale
Street Address	1221 King Street
City, State, Zip	Jacksonville, FL 32204
County	Duval
Market	Jacksonville
Sub-market	Riverside
Cross-Streets	King Street & Forbes Street
Side of the Street	South
Signal Intersection	No
Nearest Highway	I-10
Nearest Airport	Jacksonville International Airport



## PROPERTY HIGHLIGHTS

- 2 Freestanding Office Buildings
- Sits on a 0.25 Acre Corner Lot
- Located in the Growing Riverside Submarket
- CCG-1 Zoning in Duval County
- 117 Feet of Frontage on King Street
- Within Close Proximity to a number of Retail Locations
- Approximately 1.2 Miles to a Full Interstate 10 Interchange



# Additional Photos



# Additional Photos





# Retailer Map

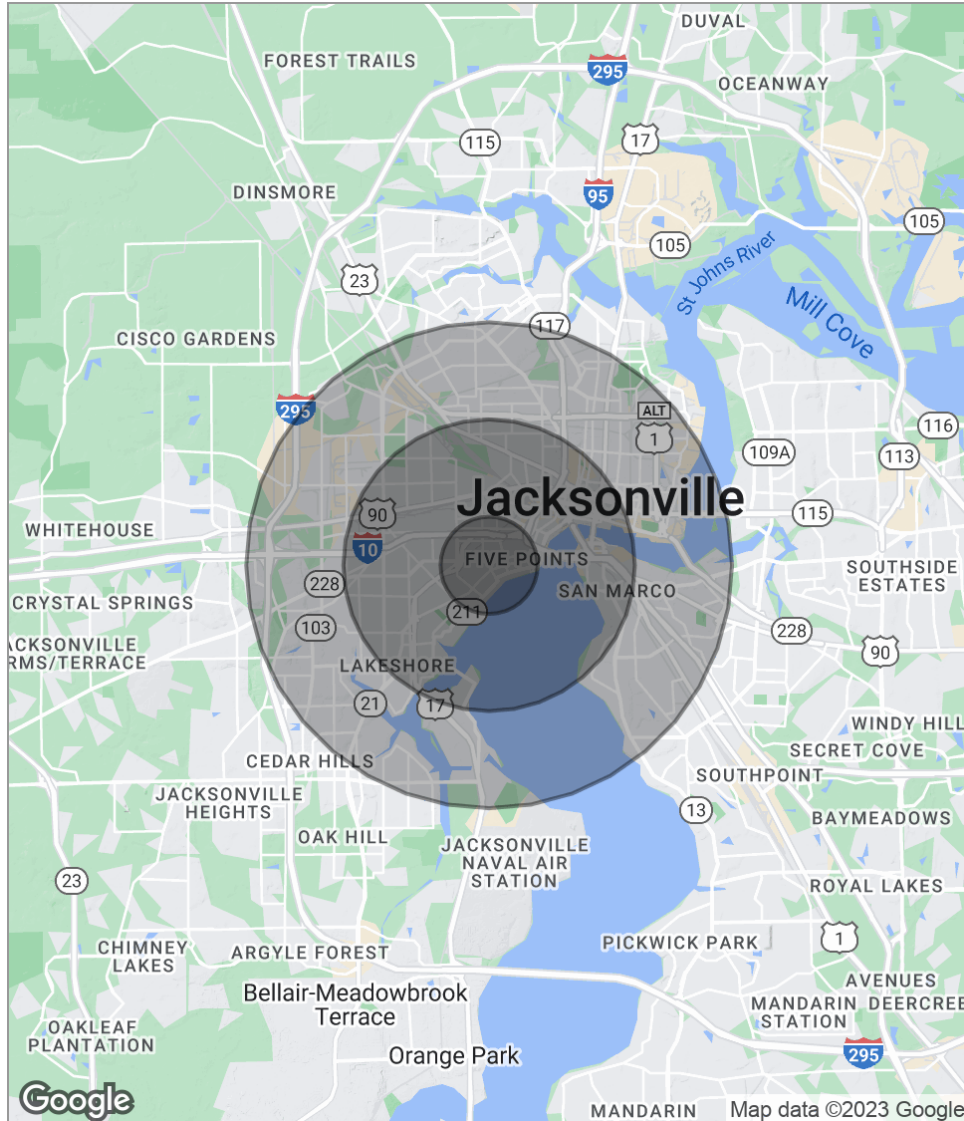




# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,585	68,602	175,371
Median age	37.8	37.2	36.3
Median age (Male)	36.7	37.0	35.0
Median age (Female)	39.9	37.8	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,164	29,872	71,709
# of persons per HH	2.1	2.3	2.4
Average HH income	\$58,683	\$55,735	\$52,197
Average house value	\$226,235	\$224,264	\$236,828

\* Demographic data derived from 2020 ACS - US Census



# 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  
Impactjax  
NAIOP - Northeast Florida  
ULI - Urban Land Institute  
ICSC - International Council of Shopping Centers