



# FLEX SPACE SUITES FOR LEASE

5317 FAIRMONT STREET  
JACKSONVILLE , FL 32207

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**Blair "Red" Greenlaw**  
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# Property Summary



## OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Lot Size:

1 Acres

Building Size:

20,712 SF

Zoning:

CCG-2

Market:

Southside

## PROPERTY OVERVIEW

Multiple units, between 1900-3600/SF available to lease on a 3-5 year term at \$6.00/SF NNN. CAM is \$2/SF.

## PROPERTY HIGHLIGHTS

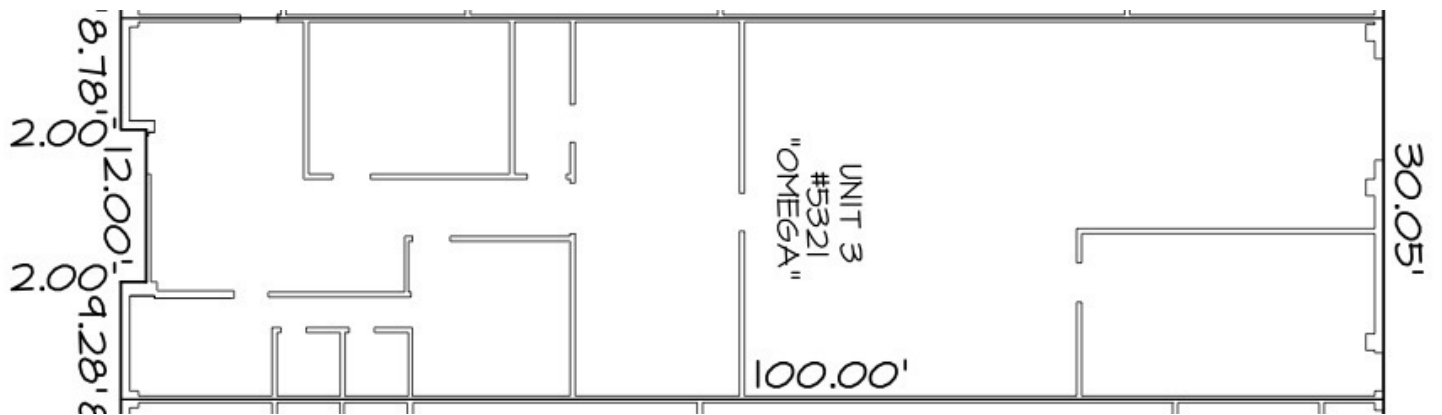
- Most units have dock high doors
- Exterior ramps can be installed
- Affordable flex space in the heart of Jacksonville
- Just off Beach Blvd and short distance from Hart Expressway ramp
- Flexible zoning allows for many uses
- Quiet street with little traffic



# Additional Photos

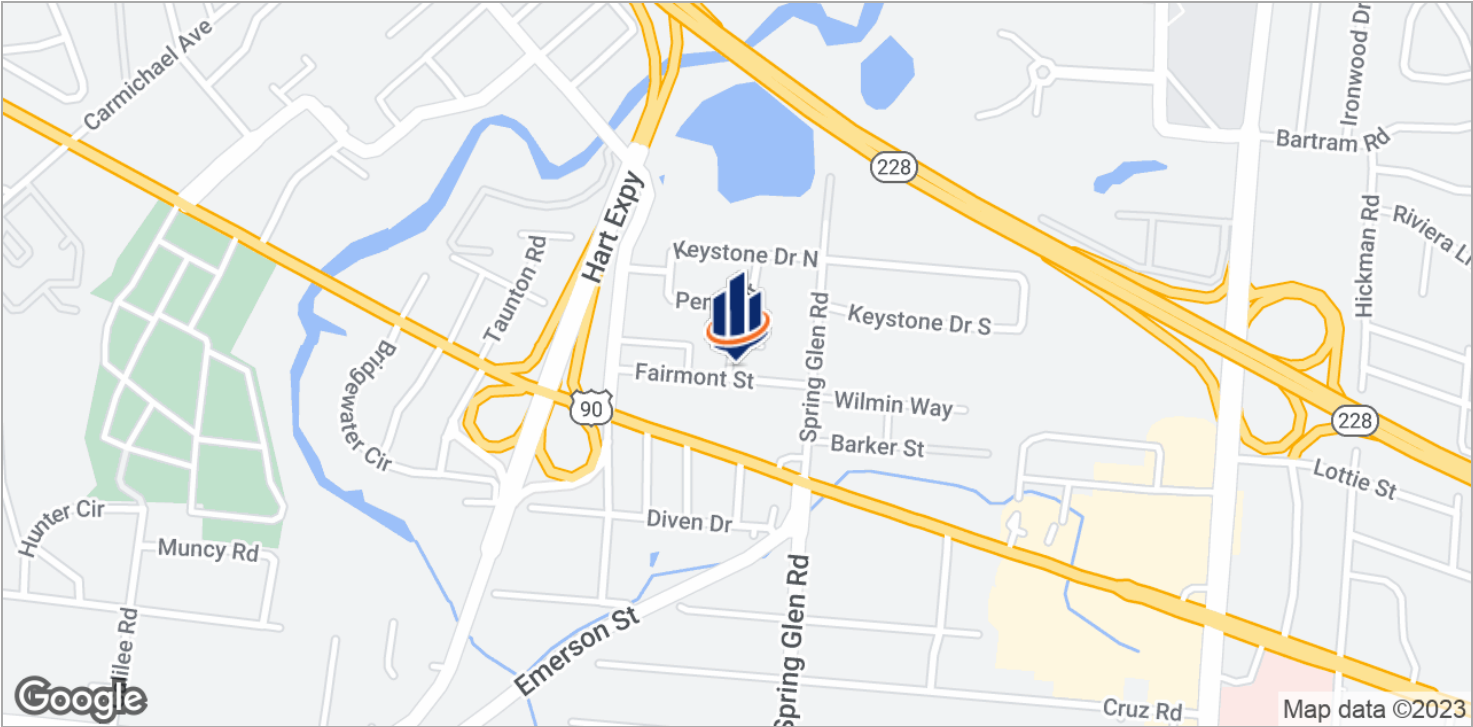


# Floor Plans



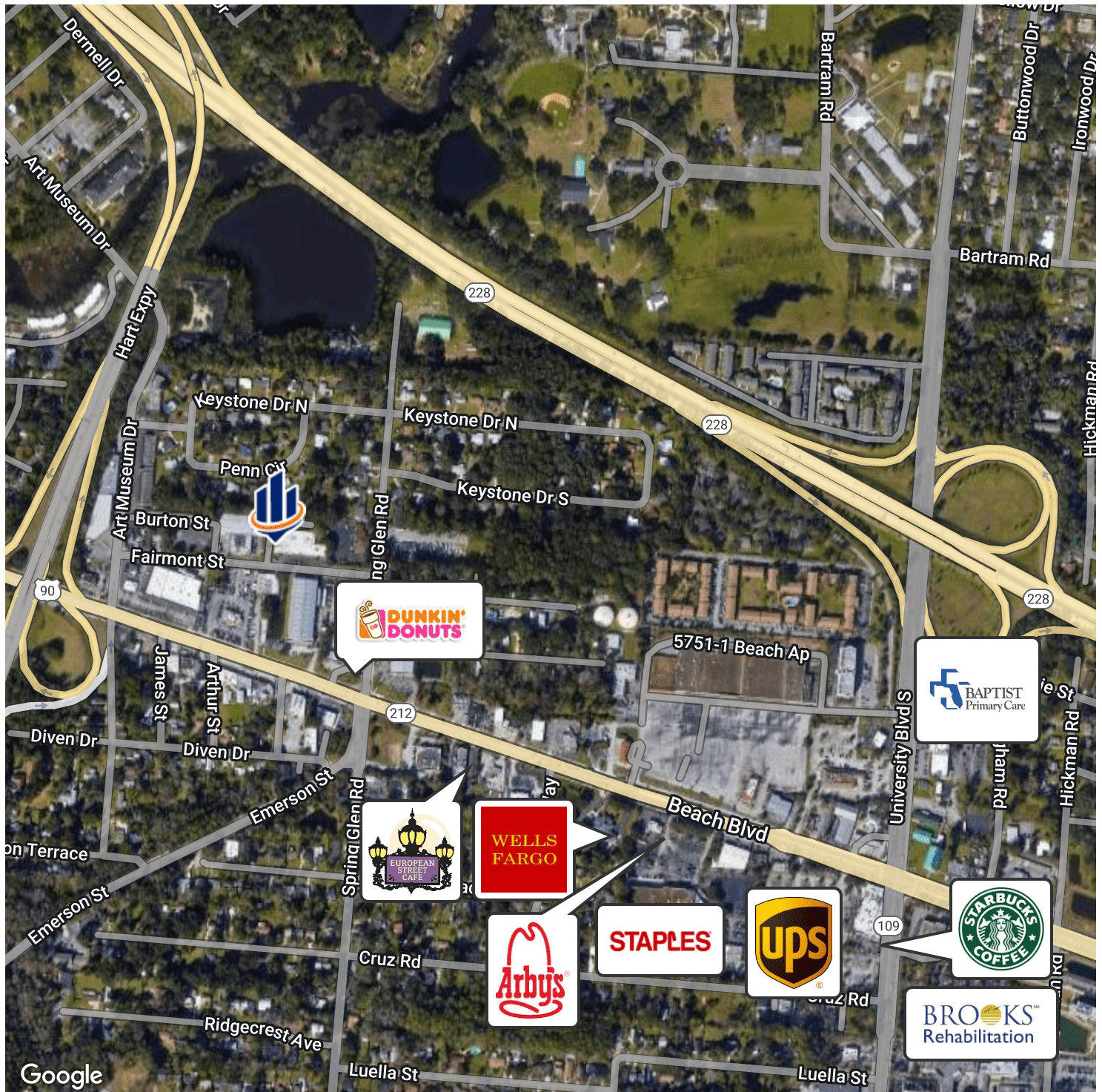


# Location Maps





# Retailer Map



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,371	69,532	183,594
Median age	35.3	37.1	35.8
Median age [Male]	32.0	35.3	34.4
Median age [Female]	39.3	39.2	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,892	28,290	74,465
# of persons per HH	2.4	2.5	2.5
Average HH income	\$42,625	\$53,866	\$57,128
Average house value		\$241,265	\$223,272

\* Demographic data derived from 2020 ACS - US Census

# Advisor Bio

## BLAIR "RED" GREENLAW

Regional Director | Senior Advisor



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## PROFESSIONAL BACKGROUND

Red has extensive real estate experience as an investor and project manager and leverages skills developed in these activities to help businesses maximize their potential through real estate. His brokerage activities include both tenant and landlord representation, as well as considerable experience as a listing agent. As an Advisor he provides clients with detailed financial analysis on real estate investments and critical advice during the buy/sell decision making process.

Prior to becoming licensed in Real Estate, Red spent nearly two decades as a pilot in the U.S. Navy, where he still holds a commission as a Commander in the United States Navy reserve. His most recent assignment was as the Commanding Officer of VR-62, an aviation squadron that conducts worldwide strategic operations in support of deployed assets and theater commanders. Red holds a bachelor's degree from The University of Maryland and a master's degree from The Naval War College.

Red was selected as the Northeast Florida Regional Director for SVN Alliance in 2017.

## EDUCATION

BA - The University of Maryland at College Park  
MA - United States Naval War College

## MEMBERSHIPS & AFFILIATIONS

Jacksonville Chamber of Commerce  
JAXUSA Partnership  
NAIOP