



# 518 STEVENS STREET-OFFICE & WAREHOUSE PROPERTY

JACKSONVILLE, FL 32254

**Elizabeth Nyenwe**

Associate Advisor

O: 904.801.7779

[elizabeth.nyenwe@svn.com](mailto:elizabeth.nyenwe@svn.com)

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$280,000
Lot Size:	0.32 Acres
Year Built:	1978
Building Size:	3,756 SF
Zoning:	IL-Industrial Light
Market:	Jacksonville
Submarket:	Northwest Jacksonville
Price / SF:	\$74.55

## PROPERTY OVERVIEW

Located in the Northwest submarket of Jacksonville, this office and warehouse property is comprised of two freestanding buildings totaling 3,756 square feet and sits on a 0.32 acre parcel. Building 1 is 2,556 square feet and has 5 well sized offices, a large kitchen and a large conference room. There are 3 bathrooms with one of the offices having its own separate bathroom. The building also has an access control entry system which a new owner can continue to use or disable with ease. Building 2 is a 1,200sf warehouse. The property is completely fenced around both buildings which allows for safe storage in the large lot and its IL [Industrial Light] zoning in Duval County allows for a number of uses.

A full I-10 interchange is within 2.5 miles and Interstates 295 and 95 are also easily accessible. There are a number of retail locations nearby including Aldi, Winn-Dixie, CVS, Home Depot, Lowe's, Walgreens and a number of other retail outlets.

Owner financing available.



# Complete Highlights



## LOCATION INFORMATION

Street Address	518 Stevens Street
City, State, Zip	Jacksonville, FL 32254
County	Duval
Market	Jacksonville
Sub-market	Northwest Jacksonville
Cross-Streets	Stevens Street & Harriet Avenue
Nearest Highway	I-10
Nearest Airport	Jacksonville International Airport

## PROPERTY HIGHLIGHTS

- 2 Freestanding Buildings
- Ideal for Office & Warehouse Users
- Sits on a 0.32 Acre Parcel
- Access Controlled Entry System
- Secured Yard with Fencing
- IL Zoning in Duval County

# Location Maps





# Aerial Map

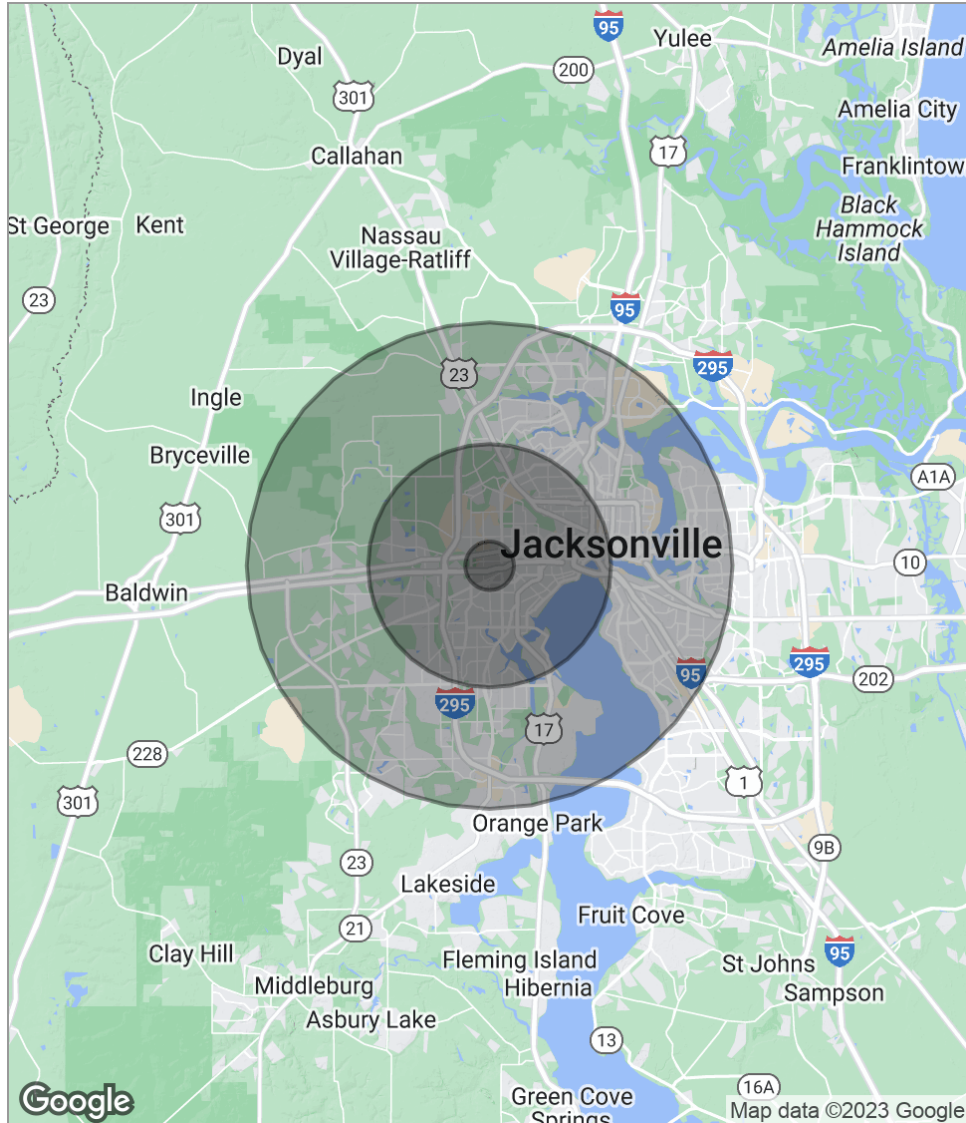




# Retailer Map



# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,530	156,722	463,649
Median age	34.4	37.0	35.7
Median age (Male)	35.8	35.7	34.2
Median age (Female)	32.0	37.6	37.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,301	62,719	179,516
# of persons per HH	2.7	2.5	2.6
Average HH income	\$43,873	\$51,061	\$54,060
Average house value	\$145,685	\$198,652	\$196,593

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



# Advisor Bio



## ELIZABETH NYENWE

Associate Advisor

[elizabeth.nyenwe@svn.com](mailto:elizabeth.nyenwe@svn.com)

**Direct:** 904.801.7779 | **Cell:** 904.801.7779

FL #SL3419770

## 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

UJI - Urban Land Institute