

Southpoint Plaza

6426 BOWDEN RD., JACKSONVILLE, FL 32216

100% LEASED



Investment Highlights

- › The surrounding 8± million square feet of Class A, B and C office space offers strong restaurant clientele
- › This offering presents investors with an opportunity to purchase well-constructed retail buildings with stable cash flow
- › Neighborhood shopping center with stable tenant base
- › Many of existing tenants have occupied this property for a long period of time
- › Daily Traffic: 21,000± vehicles per day (via FDOT)
- › Good visibility for storefronts from Bowden Rd.
- › Ample parking for retail and restaurant businesses

Financial Information

- › Asking Price: \$3,071,385 | CAP Rate: 7.0%
- › NOI: \$214,997
- › 100% occupied
- › Rentable SF: 17,175±
- › Lease Type: NNN, landlord responsible for roof and exterior walls

See page 3 for Confidentiality Agreement instructions to get access to the full Offering Memorandum

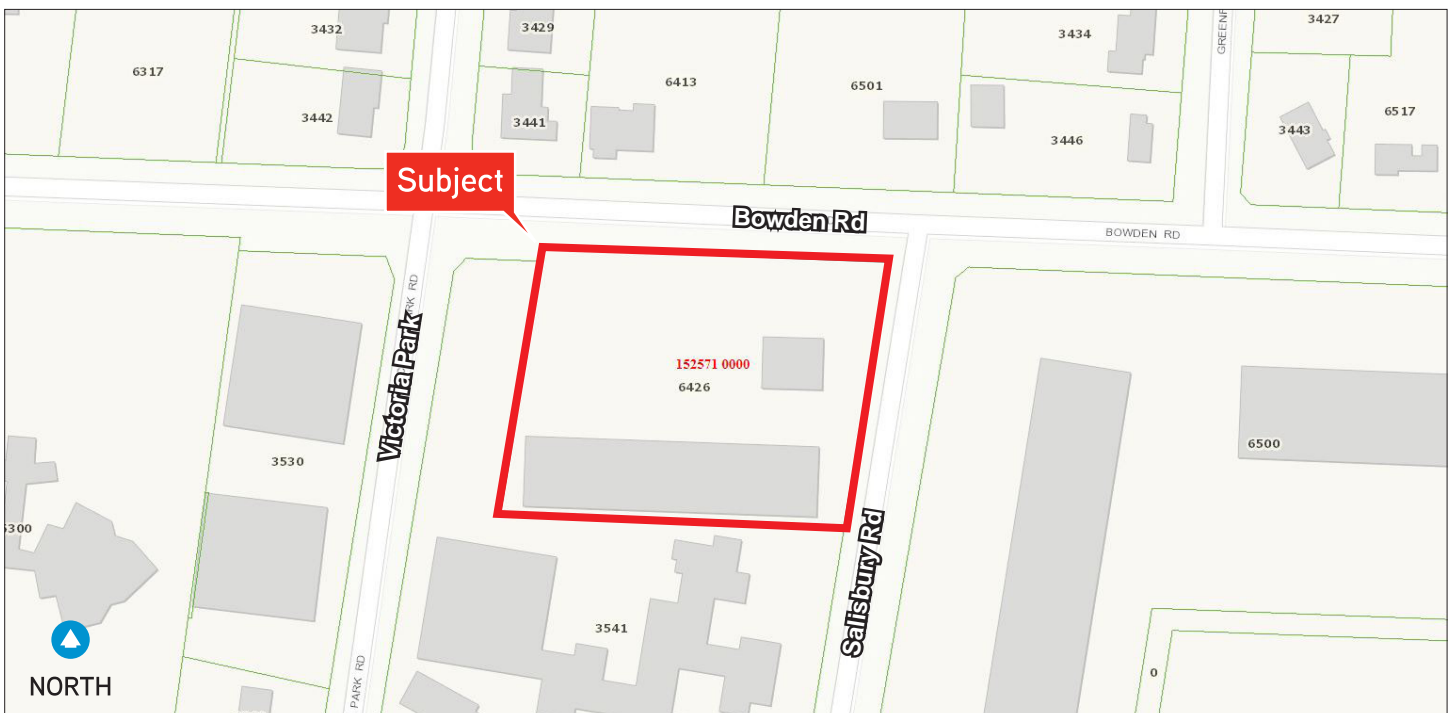
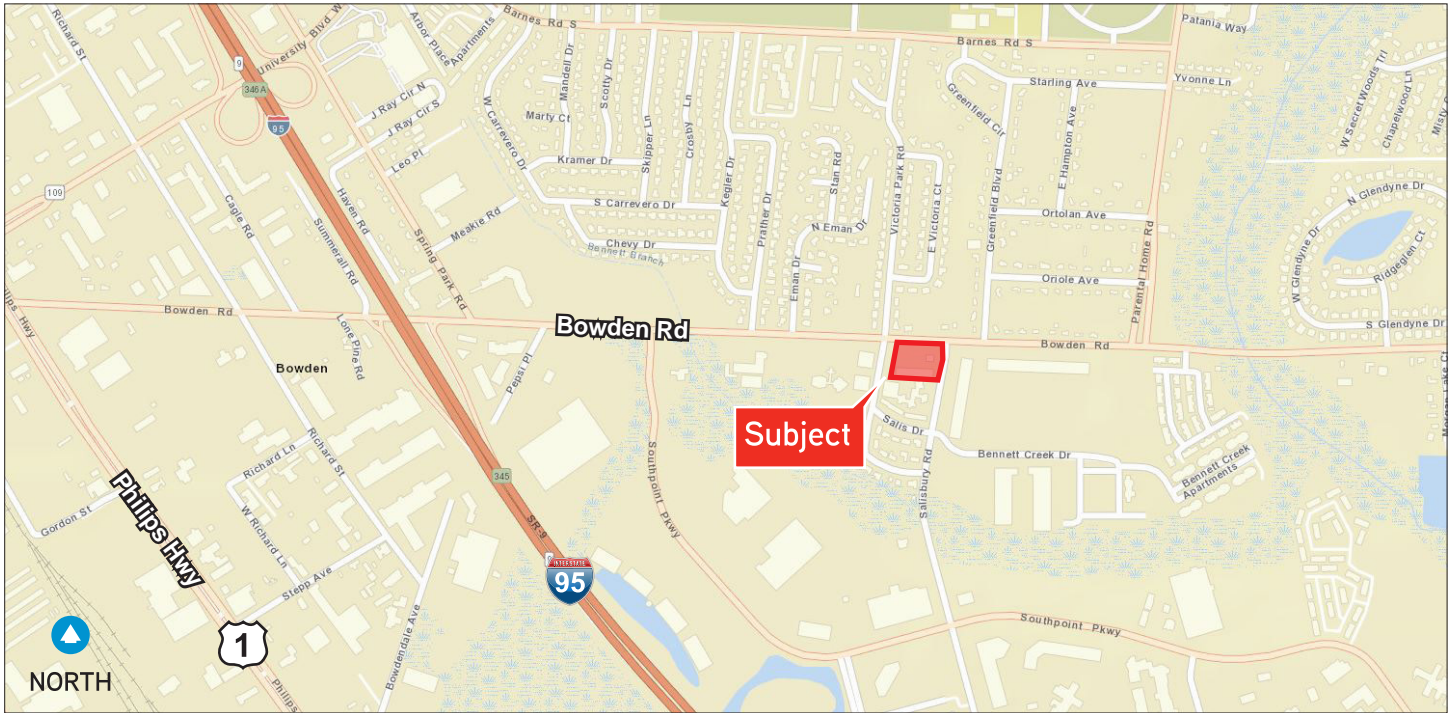
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Street & Plat Map

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Investment Opportunity

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PROPERTY DETAILS

Center Name	South Point Plaza
Address	6426 Bowden Rd.
City County Zip	Jacksonville Duval 32216
Submarket	Southside
Tax Parcel ID	152571-0000
Land Size	1.71± AC 74,400± SF
Zoning	PUD (Duval County)
Buildings Size	15,600± SF and 1,575± SF
Year Built	1989
No. of Tenant Suites	Ten (10)
Construction	Concrete masonry and steel columns
Roof	Flat, metal deck on open web steel truss
Parking Spaces	55 (3.20:1,000 SF)
Utilities	City water & sewer
Ingress/Egress	Via Bowden Rd. and Salisbury Rd.

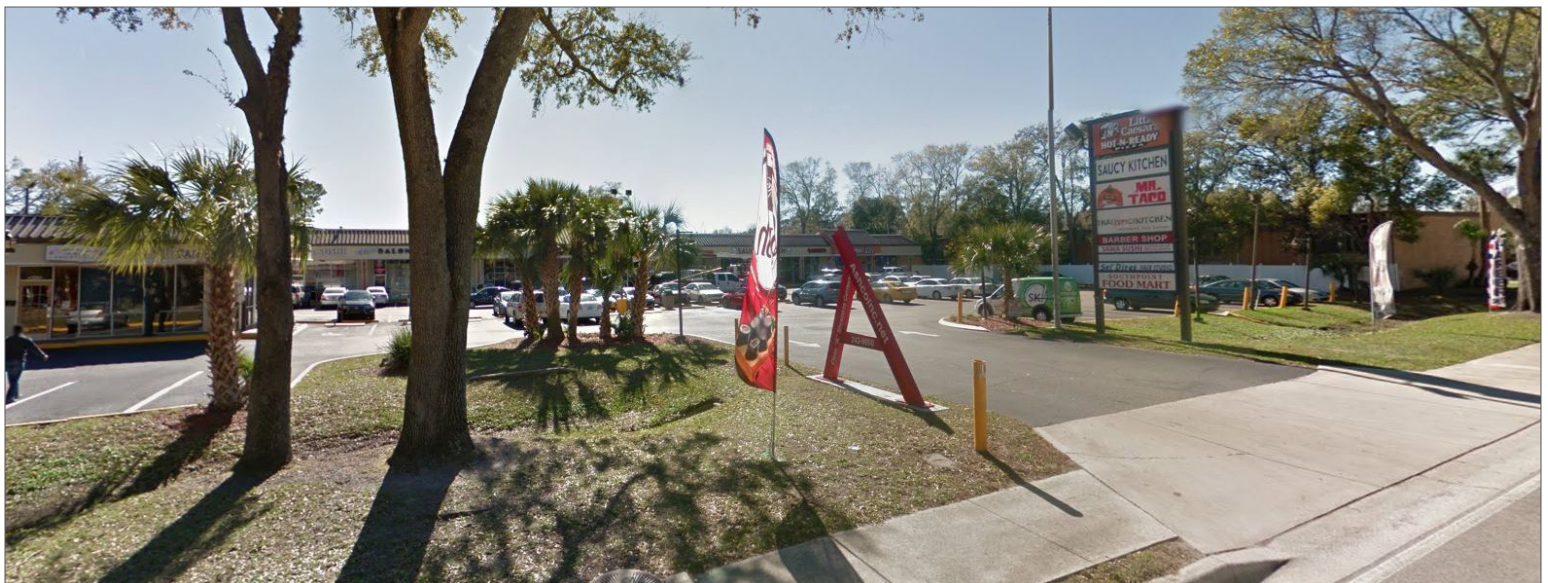
JACKSONVILLE MARKET OVERVIEW

DISCOVER THE RIVER CITY

Jacksonville continues to be one of the Southeast's fastest growing cities. Many global companies continue to establish operations in our area and are taking advantage of our talented workforce, low business costs and pro-business climate. High profile retailers such as IKEA, Nordstrom, Top Golf and Bass Pro Shops have also recognized Jacksonville as a competitive location and have opened operations around the region. With all of the synergy and a robust business environment the area is poised to continue this upward trajectory.

Please go to the web page to complete our Confidentiality Agreement to get the full Offering Memorandum for this opportunity:

[**Click here for the Confidentiality Agreement**](#)



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