



MULTI-TENANT INVESTMENT SALE

2801 & 2797 St. Johns Bluff Road
Jacksonville, FL 32246

KAYLA DEGUZMAN
D - 904.302.6930
M - 904.208.1168
kayla@cantrellmorgan.com



SALE OVERVIEW

PROPERTY OVERVIEW

We are pleased to present a prime investment opportunity at 2801 & 2797 St. Johns Bluff Road in Jacksonville, Florida. This fully leased multi-tenant property offers a robust mix of national and local tenants.

2801 & 2797 St. Johns Bluff Road represents an excellent opportunity for investors seeking a stable, income-generating property with strong tenants in a prime location. This fully leased multi-tenant asset is positioned to deliver consistent returns and potential for future growth.

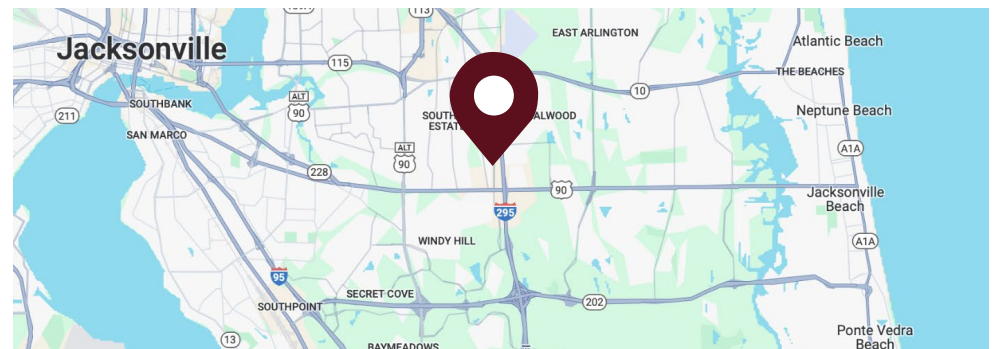
Don't miss out on this chance to invest in a high-quality commercial property in Jacksonville, FL. Contact us today for more details and to schedule a tour of the property.

PROPERTY HIGHLIGHTS

- **Fully Leased:** The property is 100% occupied, guaranteeing immediate rental income.
- **Diverse Tenant Mix:** National and local tenants provide a reliable and varied income stream.
- **Prime Location:** High visibility at a signalized intersection in a busy commercial area.
- **Stable Income:** Long-term leases in place with staggered expirations, ensuring continuous revenue.
- **Strong Traffic Counts:** Benefit from substantial daily traffic, driving consistent footfall to the property.



Address:	2801 & 2797 St. Johns Bluff Road
Sale Price:	\$3,500,000.00
NOI:	\$198,953.71
CAP Rate:	5.68%
Parcel ID:	163673-0000
Sale Type:	Multi-Tenant Investment Sale
# of buildings:	Two (2)
Lot Size:	0.73
Year Built:	1988
Zoning:	IBP



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PROPERTY PHOTOS



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SURROUNDING AREA



2801 & 2797 St. Johns Bluff Road | Jacksonville, FL 32246

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RENT ROLL

2801 ST JOHNS BLUFF ROAD

UNIT	TENANT	SIZE (SF)	LEASE START	LEASE EXPIRATION	ANNUAL CAM	ANNUAL INCOME
201	Underwater Asset LLC	2,780	11/15/2023		TBD	\$64,000.00
101	Owner Suite	1,090	TBD	TBD	TBD	\$36,000.00
102	Dental Lab	600	04/01/2024	03/31/2026	\$2,400	\$16,509.33
103	State Farm	1,090	12/31/2016	12/30/2025	Gross Lease	\$34,687.08

2797 ST JOHNS BLUFF ROAD

UNIT	TENANT	SIZE (SF)	LEASE START	LEASE EXPIRATION	ANNUAL CAM	ANNUAL INCOME
	Sage Dental	2,139			\$16,042.50	\$91,257.95

Total Annual Income:	\$242,454.36
Expenses:	\$43,500.65
NOI:	\$198,953.71
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Cap Rate:	5.68%



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