

FOR SALE OR LEASE > RETAIL PROPERTY



The Broach School & Church

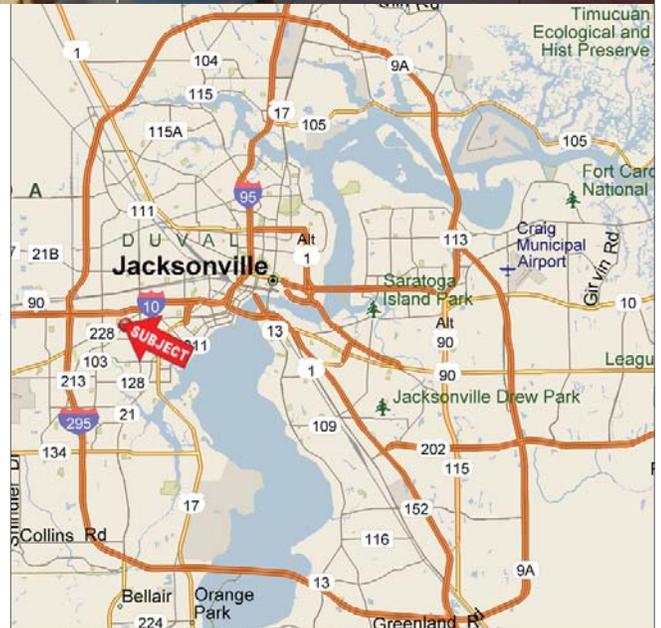
5417 LENOX AVENUE, JACKSONVILLE, FL 32205

9,181± SF AVAILABLE



Amenities

- > Two buildings (4,061± SF Church/Admin Building and 5,120± School) on property
- > Located on Lenox Ave and Normandy Blvd on the Westside
- > Adjacent to Tires Plus and across the street from Normandy Village Shopping Center, anchored by Winn Dixie grocery store, Marshalls, Rent-A-Center, O'Reilly Auto Parts and Family Dollar
- > Excellent charter school location
- > Nice 2 story office building
- > Good opportunity for a church desiring admin offices, school and church
- > Lease Rate: \$6,500.00 per Month (NNN)
- > Sale Price: \$650,000.00



AGENT: GARY MONTOUR
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5465

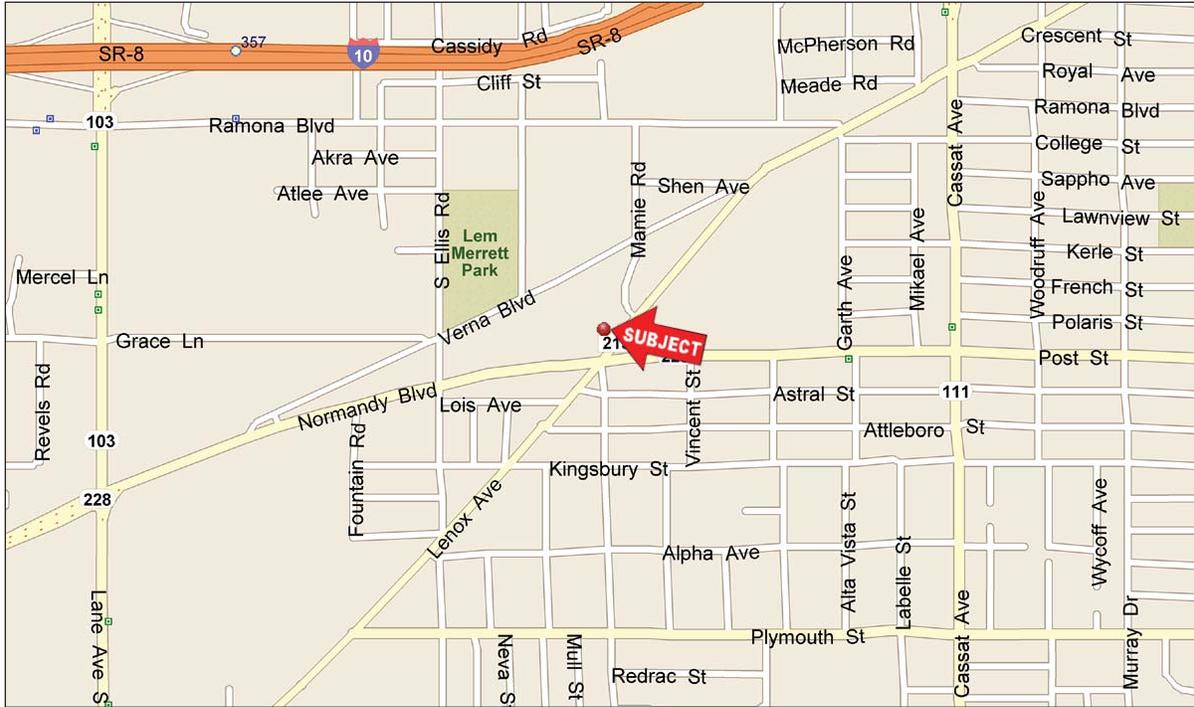
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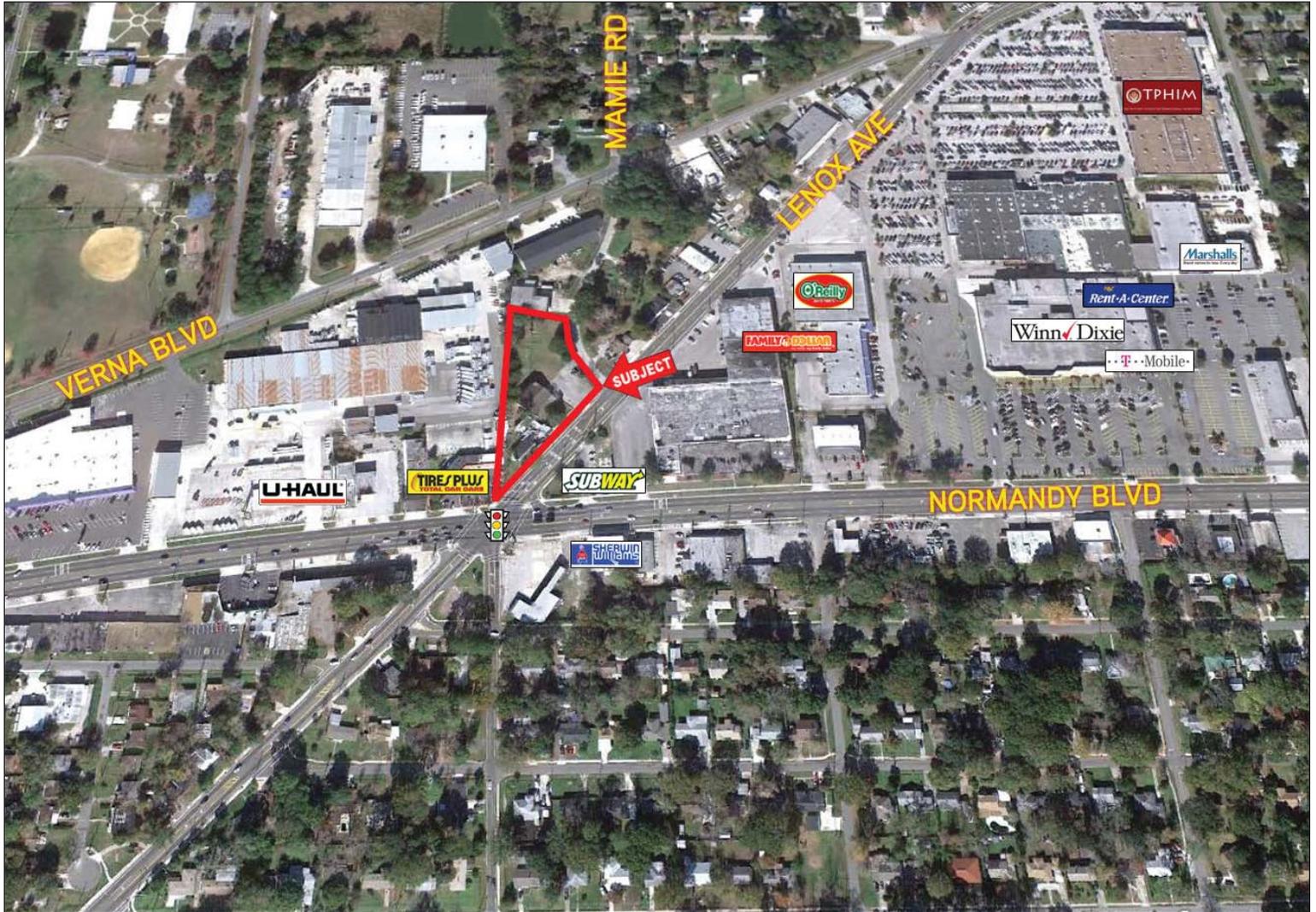
9,181± SF Available > Street & Plat Map

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Demographics:	5 Mile	7 Mile	10 Mile
Pop. Est 2013	153,371	278,529	479,417
Pop. Est 2018	154,028	281,001	486,998
2011 Est HH Income	\$45,296	\$44,389	\$47,181

Traffic Count: 9,600± Cars per Day on Lenox Ave
17,400± Cars per Day on Normandy Blvd

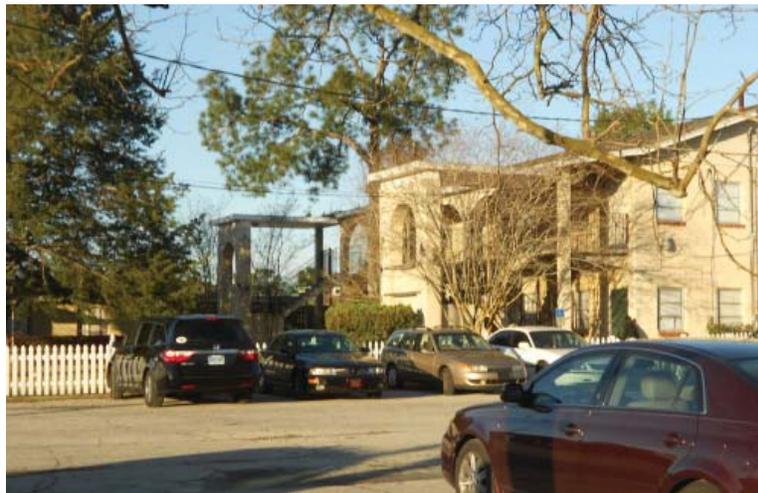
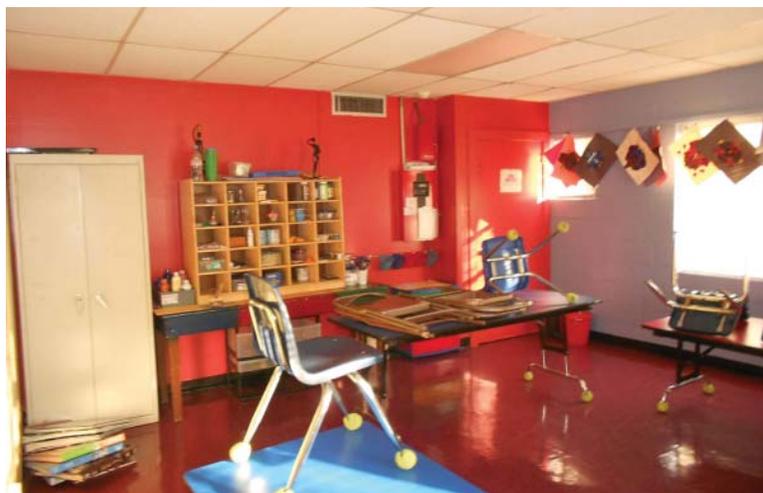
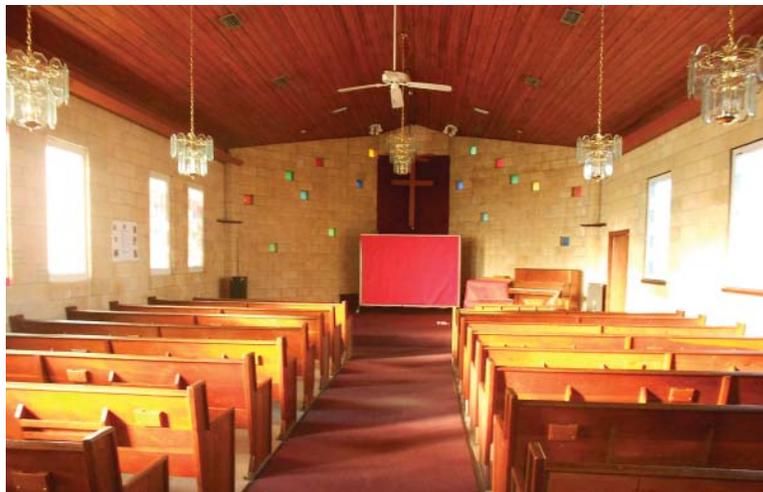
9,181± SF Available > Aerial

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Contact

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Please contact us to see this property

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Summary (5465)



The Broach School and Church 5417 Lenox Ave Jacksonville, FL 32205

County:	Duval
Market:	Jacksonville
Sub Market:	Westside
Property Near:	Normandy Blvd
Land Size (Acres)	1.53 Acres
Available SF:	9,181 SF
Building SF:	9,181 SF
Retail SF:	9,181 SF

General Listing/Transaction Information 1

Asking Price:	\$650,000.00 \$70.80 Per SF
Asking Rate:	\$6,500.00 (NNN) Monthly Per Month
Transaction Type:	Lease/Sale

Parking

# Spaces:	13
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Loading & Doors

Site

Land SF:	66,647 SF
Parcel Number:	060051-0000
Zoning:	CCG-2
Access:	Good
Visibility:	Good
Frontage:	315' on Lenox

Contacts

Listing Broker(s)	Gary Montour Colliers International Northeast Florida 904.861.1116 gary.montour@colliers.com Frank Ting Colliers International Northeast Florida 904.861.1153 frank.ting@colliers.com
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Building/Space

Construction Status:	Existing
Primary Use:	Retail
Secondary Use:	School
Year Built:	1961
# Buildings:	2
Multi-Tenant:	Single-Tenant
Construction Type:	Concrete Block
Roof Type:	Asph/Comp Shingle
Frontage (feet):	315' on Lenox

Utilities

Water:	City Water
Sewer:	City Sewer

Comments

- Listing Comments:** - Two buildings (4,061 +/- SF Church/Admin Building and 5,120 +/- School) on property
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