

JACKSONVILLE, FL 32225

13550 ATLANTIC BLVD



JEFFREY TERWILLIGER **TYLER POWELL** **LENNY DEGIROLMO**

607.745.0364

770.298.0069

386.956.4143

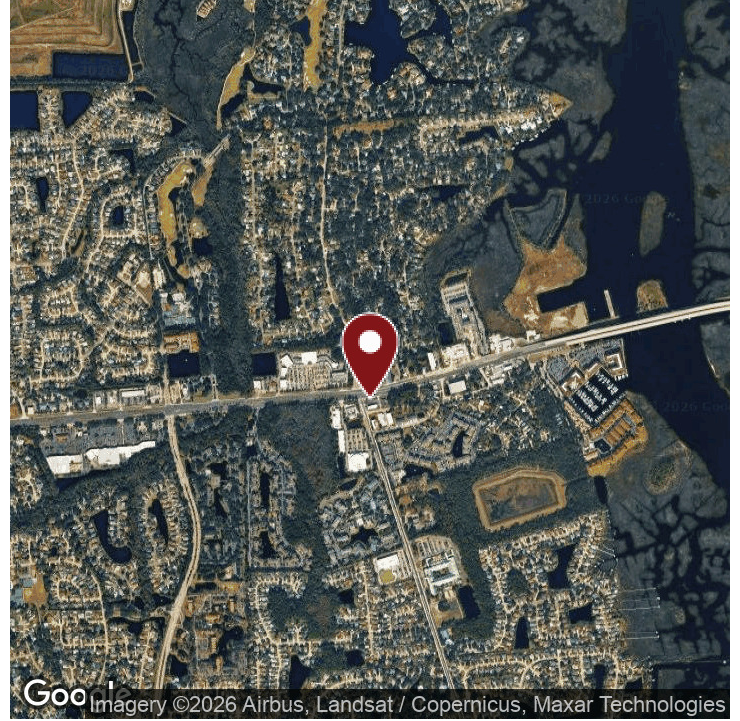
jterwilliger@svrrealtyfl.com

tpowell@svrcom.com

ldegirolmo@svrcom.com

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OFFERING SUMMARY

Sale Price:	\$2,100,000
Building Size:	5,122 SF
Number of Units:	4
NOI:	\$125,000
Zoning:	CCG-1

PROPERTY OVERVIEW

Fully leased 5,122 SF multi-tenant retail center located along the high-traffic Atlantic Boulevard corridor in Jacksonville, Florida. 100% occupied by four service-oriented tenants, including F45 Training, Pain MD, Barber, and Saloon, providing stable in-place cash flow and consistent traffic. The asset features a strong history of renewals with annual rent increases, excellent frontage and visibility, and is positioned within a dense, growing submarket—offering investors passive income, minimal rollover risk, built-in rent growth, and long-term appreciation potential.

LOCATION OVERVIEW

Located on Atlantic Blvd in Jacksonville, this property sits along one of the main routes to the beaches, seeing 55,000 vehicles daily. Positioned on Atlantic & San Pablo, it benefits from great visibility, easy access, and a steady mix of local and commuter traffic. The area is well established, featuring strong demographics and surrounded by major retailers like Publix, Walmart, The Home Depot, Lowe's and Fresh Market. Close proximity to the Intracoastal and beaches adds even more traffic, making this a consistently active and reliable retail corridor.

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SVR Commercial, LLC • 100 Fairway Park Blvd Unit 2200 • PVB, FL 32082 • 904.454.3856

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JEFFREY TERWILLIGER

Broker / President

Direct: 607.745.0364 **Cell:** 607.745.0364
jterwilliger@svrrealtyfl.com

FL #BK3122117



TYLER POWELL

Commercial Advisor

Direct: 770.298.0069
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