

# SALISBURY LAKES

4237 SALISBURY ROAD – BUILDING ONE  
JACKSONVILLE, FL 32216



OFFERING MEMORANDUM | 100% LEASED CLASS B OFFICE

EXCLUSIVELY MARKETED BY:

**ALEX EVANS**  
OWNER/BROKER

📞 | 904.210.9878

✉ | [alex@creprojax.com](mailto:alex@creprojax.com)



EVANS COMMERCIAL  
PROPERTIES, INC.





Address:	4237 Salisbury Road Building One Jacksonville, FL 32216
County:	Duval
Market:	Jacksonville, FL
Submarket:	Southpoint
Net Rentable Area:	22,000 SF
Acres (campus):	6.7
Year Built:	1985
Year Renovated:	2015
Major Tenant(s):	Buttner Hammock, Veritas Kinetic Home Health

### PROPOSED FINANCING

Loan Type:	Fully Amortized
Down Payment:	\$420,000
Loan Amount:	\$1,680,000
Interest Rate:	5.50%
Annual Debt Service:	\$123,800
Loan to Value:	80%

### FINANCIAL SUMMARY

Offering Price:	\$2,100,000
Price PSF:	\$95.45
Occupancy:	100%
NOI (Pro Forma):	\$185,396
Cap Rate (Pro Forma):	8.83%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 Population	4,962	75,303	179,286
2018 Median HH Income	\$55,481	\$51,201	\$50,323
2018 Average HH Income	\$69,715	\$69,814	\$71,443

# SITE DESCRIPTION

## SITE DESCRIPTION

- ◆ Net Rentable Area: 22,000 SF
- ◆ Land (Campus): 6.70 Acres
- ◆ Year Built: 1985
- ◆ Year Renovated: 2015
- ◆ Zoning Type: IBP
- ◆ Building Class: B
- ◆ Number of Stories: 2
- ◆ Lot Dimension: 555' x 559'
- ◆ Parking Ratio: 4 per 1,000
- ◆ Typical Floor Size: 11,000 SF
- ◆ Elevator: Yes
- ◆ Ceiling Height: 9.5'

## MECHANICAL

- ◆ HVAC: Central
- ◆ Fire Sprinklers: No
- ◆ Electrical/Power: 120/208
- ◆ Lighting: T12 Fluorescent Tube

## CONSTRUCTION

- ◆ Foundation: Concrete
- ◆ Framing: Wood Frame
- ◆ Exterior: Concrete/Stucco
- ◆ Parking Surface: Concrete
- ◆ Roof: Wood Truss
- ◆ Landscaping: Campus/Lakeviews
- ◆ Windows: Glass

## RECENT IMPROVEMENTS

- ◆ New Roof 2013
- ◆ HVAC - Replaced 9 of 14 Units  
new drain-lines
- ◆ Repainted Building & Awnings
- ◆ Relaxed all exterior lights - New Landscaping

## TENANT INFORMATION

- ◆ Major Tenant(s): Buttner Hammock, Varitas,  
Kinetic Home Health
- ◆ Lease Type: Modified Net

## PROPERTY HIGHLIGHTS

100% Leased

Upside potential through future rent increases

20% projected market rent growth over the next 5 years

Diverse tenant base

Immaculately maintained and professionally managed

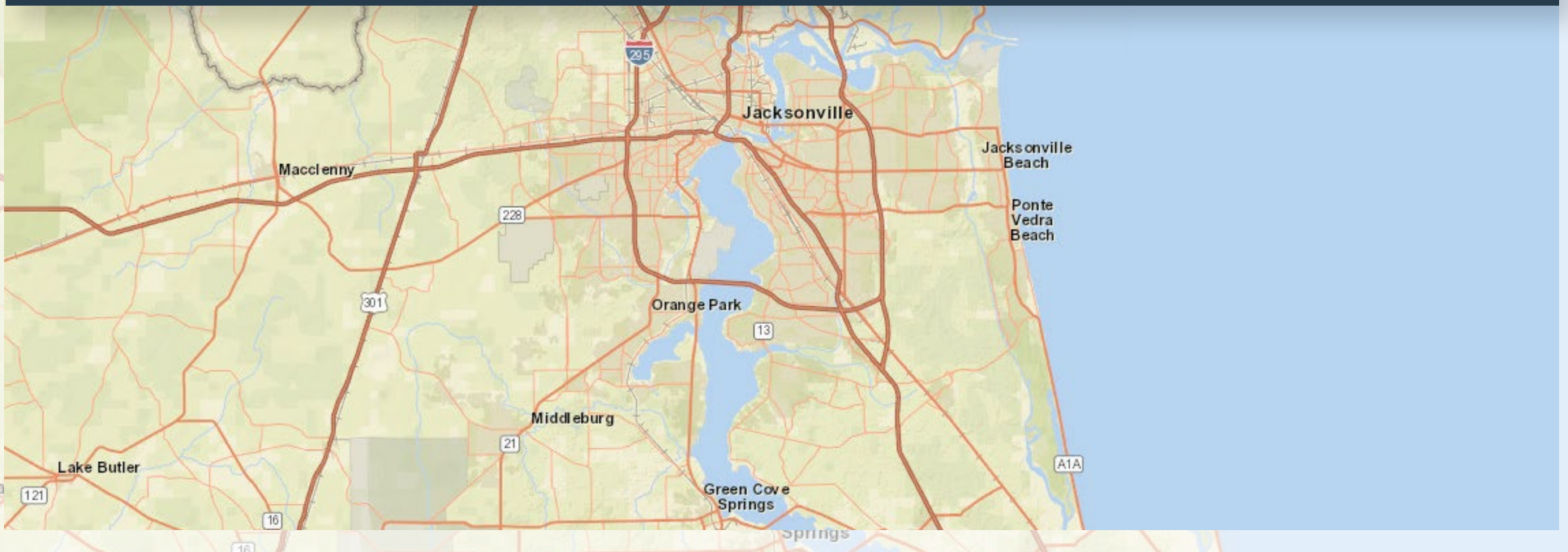
Campus environment and lake views



This building is located in the prestigious Southpoint area in the Butler Corridor. There are numerous restaurants and hotels located in the immediate area and the property offers quick access to Butler Blvd. and I-95.

Located in the heart of Southpoint at the immediate intersection of Interstate 95 and J. Turner Butler Boulevard (JTB) which serves Jacksonville areas beaches and Ponte Vedra. The building is within immediate proximity to the 1 million square foot St. Johns Town Center, St. Lukes Hospital, Deerwood Country Club, University of North Florida. The property is also surrounded by top, A-rated public and private schools, outstanding recreational opportunities, tremendous demographics, and access to all major arteries within the metropolitan area. Most importantly, it is situated in the core of the Butler/ Baymeadows submarket, the dominant office submarket in Jacksonville with roughly 10.5 Million square feet of office space.

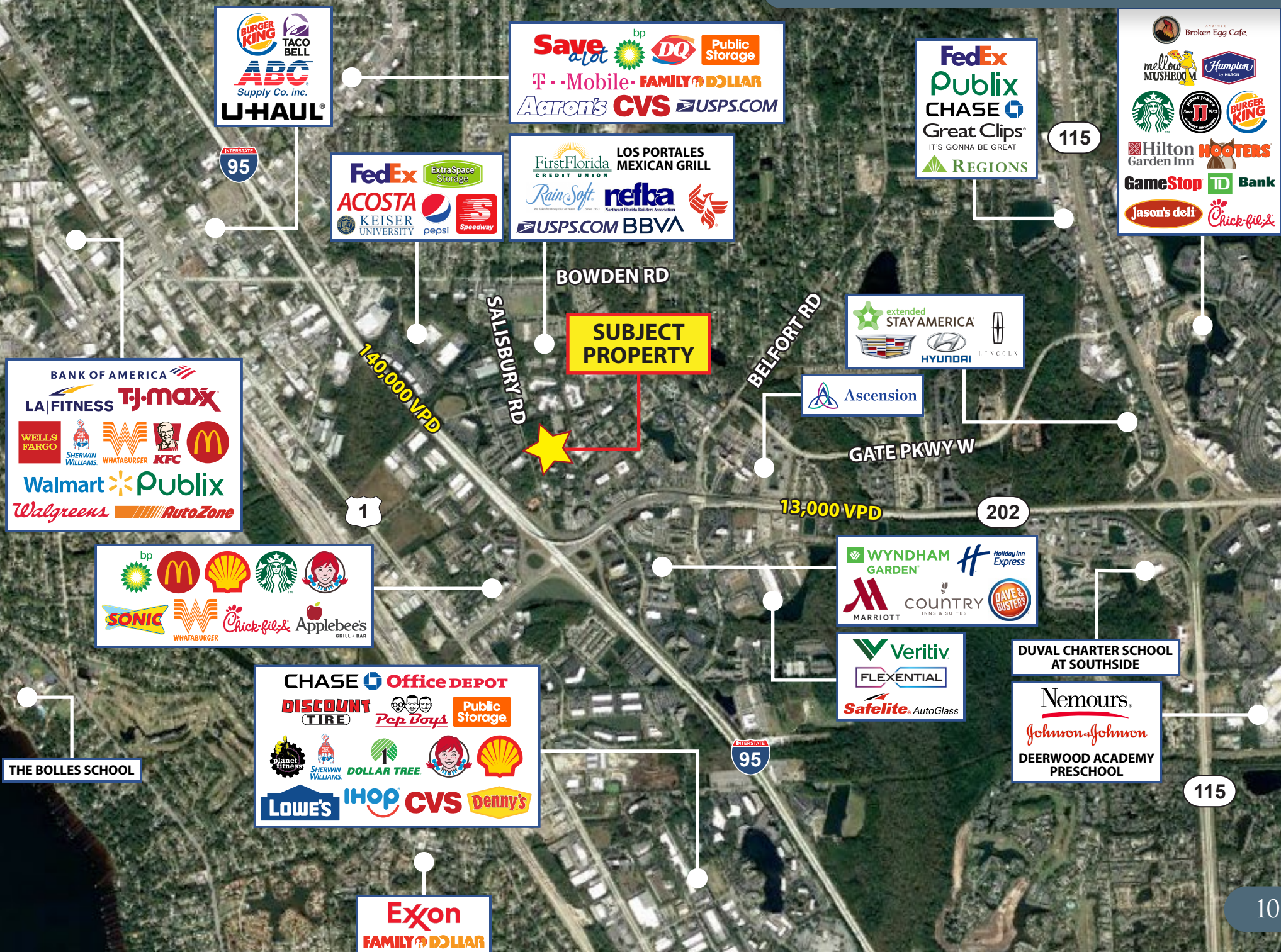
This area is rich in diversity and culture. There are countless businesses, restaurants, schools, religious centers, parks, and other amenities. There are also a large volume of high-income earning households and has remained stable over the decades.





# AMENITY MAP

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# LOCATION OVERVIEW

## SALISBURY LAKES BUILDING ONE

Jacksonville, the largest city in area in the continental United States, is a rapidly growing metropolitan city in Northeast Florida, with approximately 850,000 residents. Under its strong mayor form of government, residents elect a mayor and a 19-member City Council, with five at-large members and 14 members elected by district. Lenny Curry is Jacksonville's 8th mayor since the consolidation of Duval County and City of Jacksonville governments in 1968.

Due to its convenient location, mild climate, reasonable cost of living, high quality of life and a business-friendly government, Jacksonville is a popular location for corporate expansions and relocations. Its status as an intermodal transportation hub is another incentive, and the city is also a leading distribution center, with a transportation network embracing port and air cargo facilities, rail and trucking routes. Millions of tons of raw materials and manufactured goods move through the city annually.

This momentum continues to boost Jacksonville's stature in the national and international marketplace. In fact, Jacksonville is consistently rated one of the 'Hottest Cities in America' for business expansions and relocations in an annual poll featured in Expansion Management magazine. The U.S. Chamber of Commerce released a study ranking Florida's Workforce and Training programs number one in the country (Enterprising States Report-2011), and Jacksonville was named the nation's third least expensive city to launch a corporate headquarters (BizCosts.com - 2011). Jacksonville has garnered an impressive list of top rankings.



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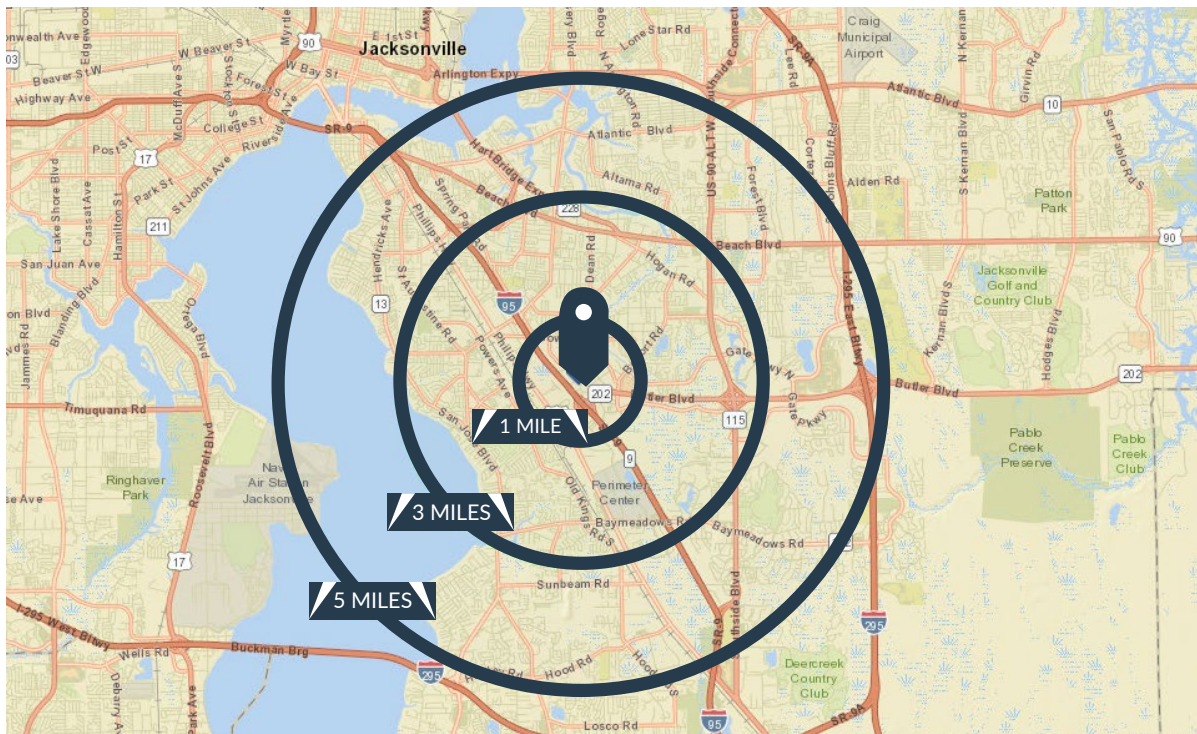
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# DEMOGRAPHICS

## SALISBURY LAKES BUILDING ONE

2018 Summary	1 Mile	3 Miles	5 Miles
Population	5,223	76,831	181,432
Households	2,060	33,902	78,582
Families	1,162	18,108	43,459
Average Household Size	2.40	2.22	2.27
Owner Occupied Housing Units	971	14,518	35,486
Renter Occupied Housing Units	1,089	19,384	43,096
Median Age	38.1	37.4	37.2
Median Household Income	\$54,978	\$51,385	\$51,107
Average Household Income	\$69,533	\$68,440	\$71,220

2023 Summary	1 Mile	3 Miles	5 Miles
Population	5,781	81,848	193,318
Households	2,294	36,170	83,602
Families	1,282	19,146	45,949
Average Household Size	2.39	2.22	2.28
Owner Occupied Housing Units	1,108	15,633	37,680
Renter Occupied Housing Units	1,186	20,537	45,922
Median Age	38.3	37.7	37.6
Median Household Income	\$61,988	\$57,621	\$57,103
Average Household Income	\$79,184	\$77,937	\$80,487



### KEY FACTS

**5,223**  
Population

**2.4**  
Average  
Household Size

**38.1**

**Median Age**

**\$54,978**  
Median Household  
Income

### BUSINESS

**1,494**  
Total Businesses

**17,325**  
Total Employees

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