



100% Leased Flex Property **For Sale**

9550 SUNBEAM CENTER DRIVE, JACKSONVILLE, FL 32257

9550 SUNBEAM CENTER DR - 1



KIMBERLY SIEVERT

904.631.6335

ksievert@svrcom.com

9550 SUNBEAM CENTER DR - 100% LEASED

9550 SUNBEAM CENTER DRIVE, JACKSONVILLE, FL 32257

CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	6
FINANCIAL ANALYSIS	10
DEMOGRAPHICS	12
ADVISOR BIOS	14

PRESENTED BY:

KIMBERLY SIEVERT

Commercial Broker Associate

O: 904.631.6335

C: 904.631.6335

E: ksievert@svrcom.com

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from SVR Commercial, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither SVR Commercial, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SVR Commercial, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SVR Commercial, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SVR Commercial, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by SVR Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.



SECTION 1

PROPERTY INFORMATION

9550 SUNBEAM CENTER DR - 100% LEASED

9550 SUNBEAM CENTER DRIVE, JACKSONVILLE, FL 32257



OFFERING SUMMARY

Sale Price:	\$750,000
Building Size:	4,360 SF
Available SF:	0 SF
Lot Size:	0.53 Acres
Price / SF:	\$172.02
Cap Rate:	6.64%
NOI:	\$49,800
Year Built:	1987
Zoning:	IBP

PROPERTY OVERVIEW

SVR Commercial, as Exclusive Advisor, is pleased to offer for sale 9550 Sunbeam Center Drive, Jacksonville, Florida 32257 (the “Property”), an approximately 4,360-square-foot, two-story flex building situated on 0.53 acres. The Property features a functional mix of warehouse and office space and is supported by ample on-site parking to accommodate tenant operations.

The Property is 100% leased to SafeTouch Security, a well-established security company that has occupied the building since 1993. The tenant recently executed a new five-year NNN lease with two additional three-year renewal options, providing investors with long-term stability and contractual income growth. The lease includes 3% annual rental increases, creating predictable cash flow expansion over time.

Under the lease, the tenant is responsible for property taxes, insurance, utilities, HVAC maintenance.

The Property offers investors the opportunity to acquire a well-maintained, single-tenant asset backed by a long-term occupant with more than 30 years of operating history at the location. Combined with contractual rent increases and a true net lease structure, the Property delivers a stable income stream with durable credit profile characteristics and long-term investment security.

9550 SUNBEAM CENTER DR - 100% LEASED

9550 SUNBEAM CENTER DRIVE, JACKSONVILLE, FL 32257



PROPERTY HIGHLIGHTS

- 100% Leased
- Long-Term Tenant Occupancy (20+ Years)
- New 5-Year Lease with 3% Annual Rent Increases
- Tenant Responsible for Property Taxes, Insurance, Utilities, and Maintenance





SECTION 2

LOCATION INFORMATION

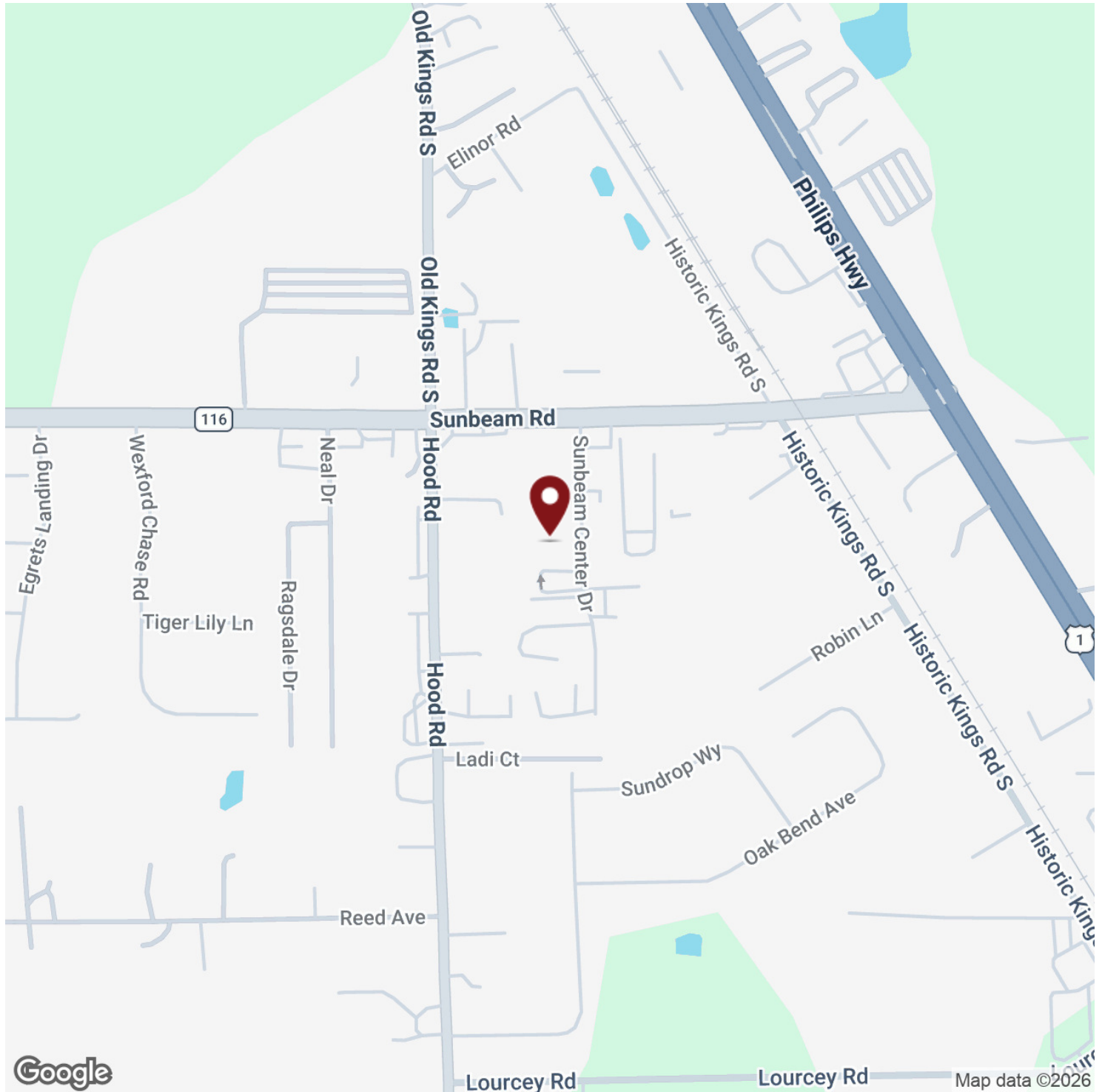
9550 SUNBEAM CENTER DR - 100% LEASED

9550 SUNBEAM CENTER DRIVE, JACKSONVILLE, FL 32257



9550 SUNBEAM CENTER DR - 100% LEASED

9550 SUNBEAM CENTER DRIVE, JACKSONVILLE, FL 32257



9550 SUNBEAM CENTER DR - 100% LEASED

9550 SUNBEAM CENTER DRIVE, JACKSONVILLE, FL 32257





SECTION 3

FINANCIAL ANALYSIS

9550 SUNBEAM CENTER DR - 100% LEASED

9550 SUNBEAM CENTER DRIVE, JACKSONVILLE, FL 32257

INVESTMENT OVERVIEW

Price	\$750,000
Price per SF	\$172
CAP Rate	6.64%

OPERATING DATA

Net Operating Income	\$49,800
----------------------	----------

FINANCING DATA

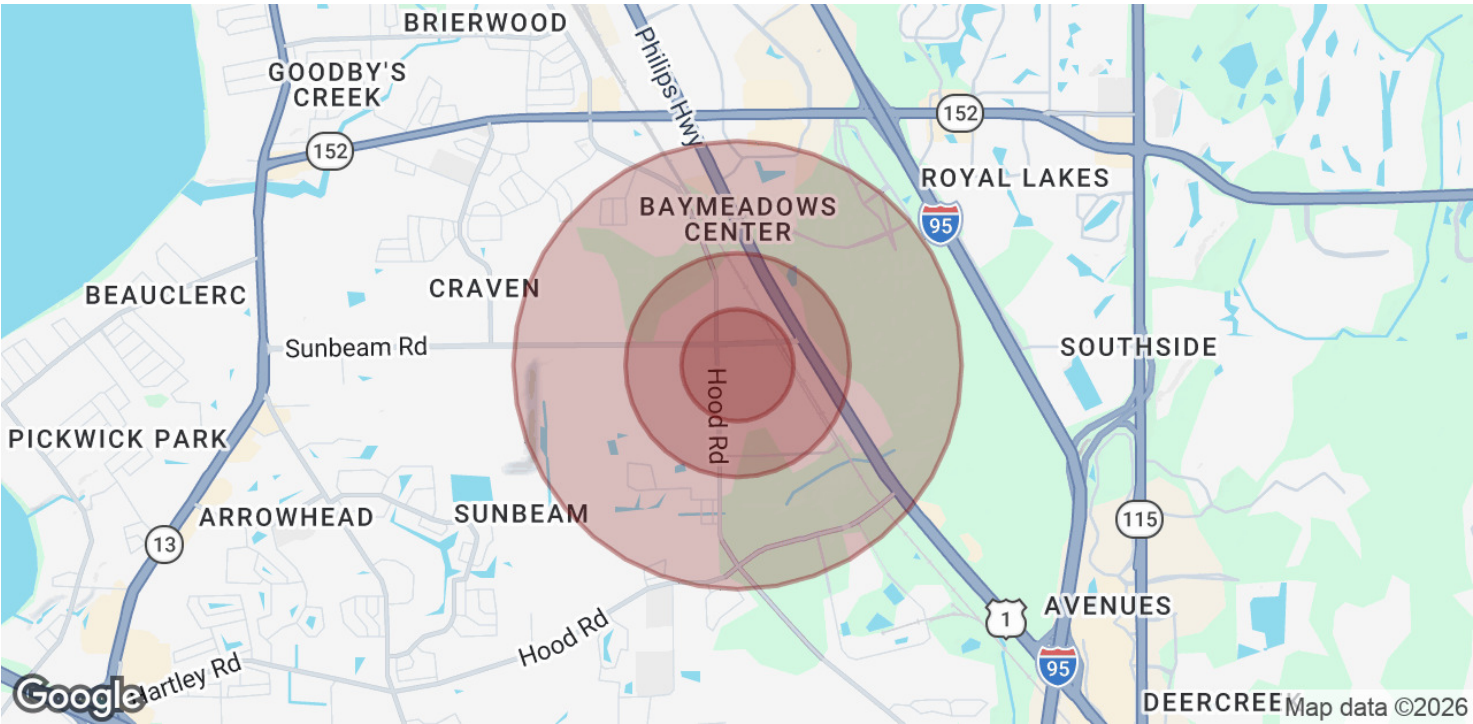


SECTION 4

DEMOGRAPHICS

9550 SUNBEAM CENTER DR - 100% LEASED

9550 SUNBEAM CENTER DRIVE, JACKSONVILLE, FL 32257



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	297	1,267	5,290
Average Age	36.2	37.1	37.9
Average Age (Male)	36.3	36.5	37.4
Average Age (Female)	30.3	33.3	35.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	101	462	1,983
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$124,597	\$107,661	\$103,405
Average House Value	\$411,814	\$385,786	\$371,502

2023 American Community Survey (ACS)



SECTION 5

ADVISOR BIOS

9550 SUNBEAM CENTER DR - 100% LEASED

9550 SUNBEAM CENTER DRIVE, JACKSONVILLE, FL 32257



KIMBERLY SIEVERT

Commercial Broker Associate

ksievert@svrcom.com

Direct: **904.631.6335** | Cell: **904.631.6335**

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