



Office Building on .71 acres **For Sale**

13957 MT PLEASANT RD, JACKSONVILLE, FL 32225

KIMBERLY SIEVERT

904.631.6335

ksievert@svrcom.com

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

svrcommercial.com

13957 MT PLEASANT RD

13957 MT PLEASANT RD, JACKSONVILLE, FL 32225

CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	5
DEMOGRAPHICS	10
ADVISOR BIOS	12

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

13957 MT PLEASANT RD

13957 MT PLEASANT RD, JACKSONVILLE, FL 32225



OFFERING SUMMARY

Sale Price:	\$750,000
Building Size:	2,694 SF
Number of Units:	3 + 450sf unit in back
Acreage	.71
Built/Renovated:	1967/2022
Zoning:	CN
Market:	FT Caroline Shores

PROPERTY OVERVIEW

SVR Commercial LLC, as exclusive advisor, is pleased to offer an owner-user opportunity at 13957 Mt. Pleasant Road in Jacksonville, just 6 miles from Mayport Naval Base. This 2,694 SF building, includes three units, allowing an owner to occupy the majority while retaining a small tenant for income. The property sits on 0.71 acres with ample parking and features a 450 SF rear building with a private electric fence, its own septic, and water. A well-located, versatile property with strong income potential and room to customize for your business needs. Zoned CN for restaurant, office, retail, daycare, dance studio, and mixed-use development.

LOCATION OVERVIEW

Rare commercial property with ample parking, ideally located in a dense residential corridor. Positioned between Kernan Blvd N and Girvin Rd near Wonderwood Dr, and just 6 miles from Mayport Naval Station—offering strong visibility and consistent local traffic.

PROPERTY HIGHLIGHTS

- Located 6 miles from Mayport Naval Base
- 0.71-acre lot with ample on-site parking
- 450 SF rear building with private electric fence, septic, and water
- Perfect for restaurant, office, retail, daycare, dance studio, and mixed-use



SECTION 2

LOCATION INFORMATION

13957 MT PLEASANT RD

13957 MT PLEASANT RD, JACKSONVILLE, FL 32225



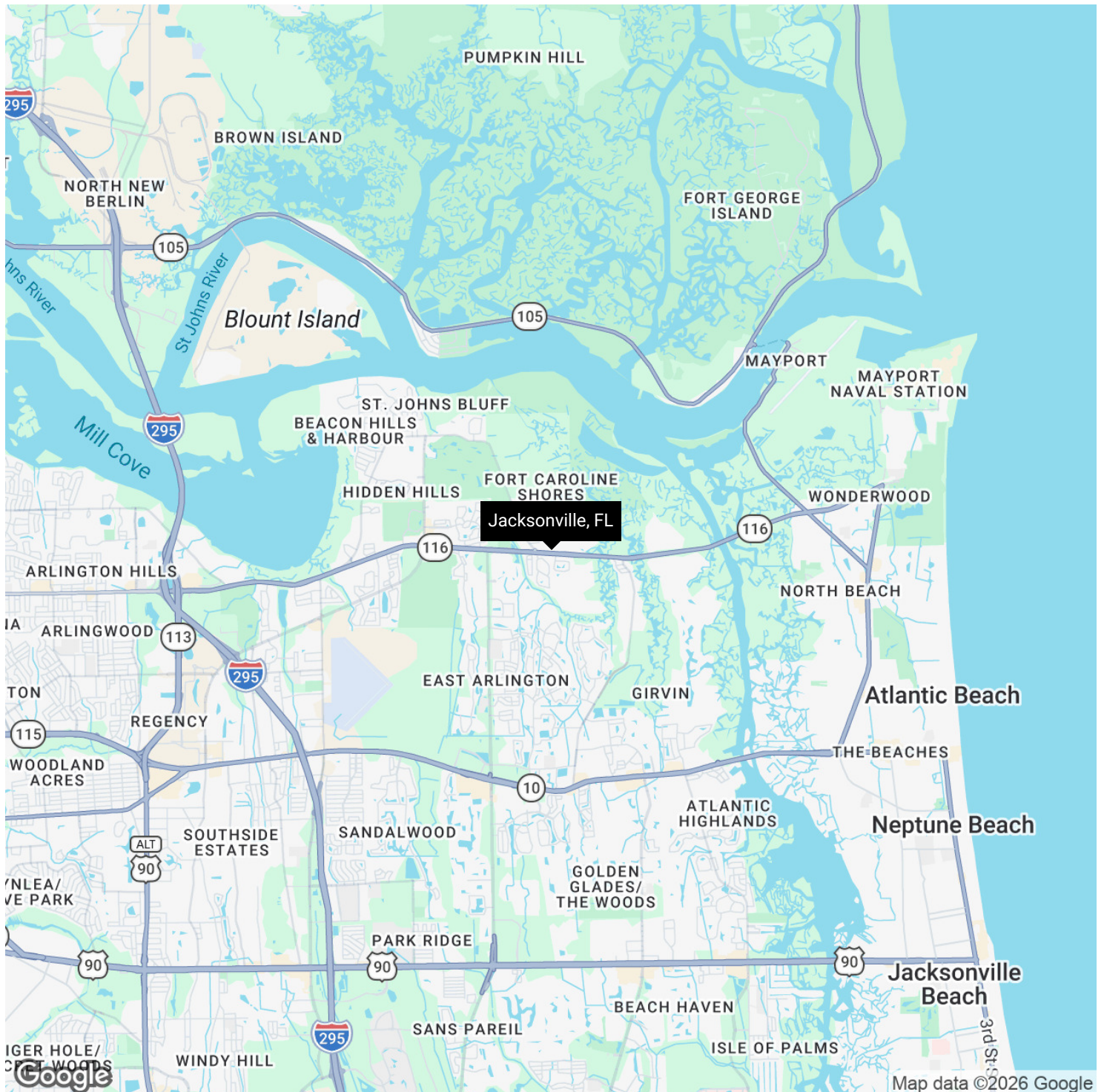
13957 MT PLEASANT RD

13957 MT PLEASANT RD, JACKSONVILLE, FL 32225



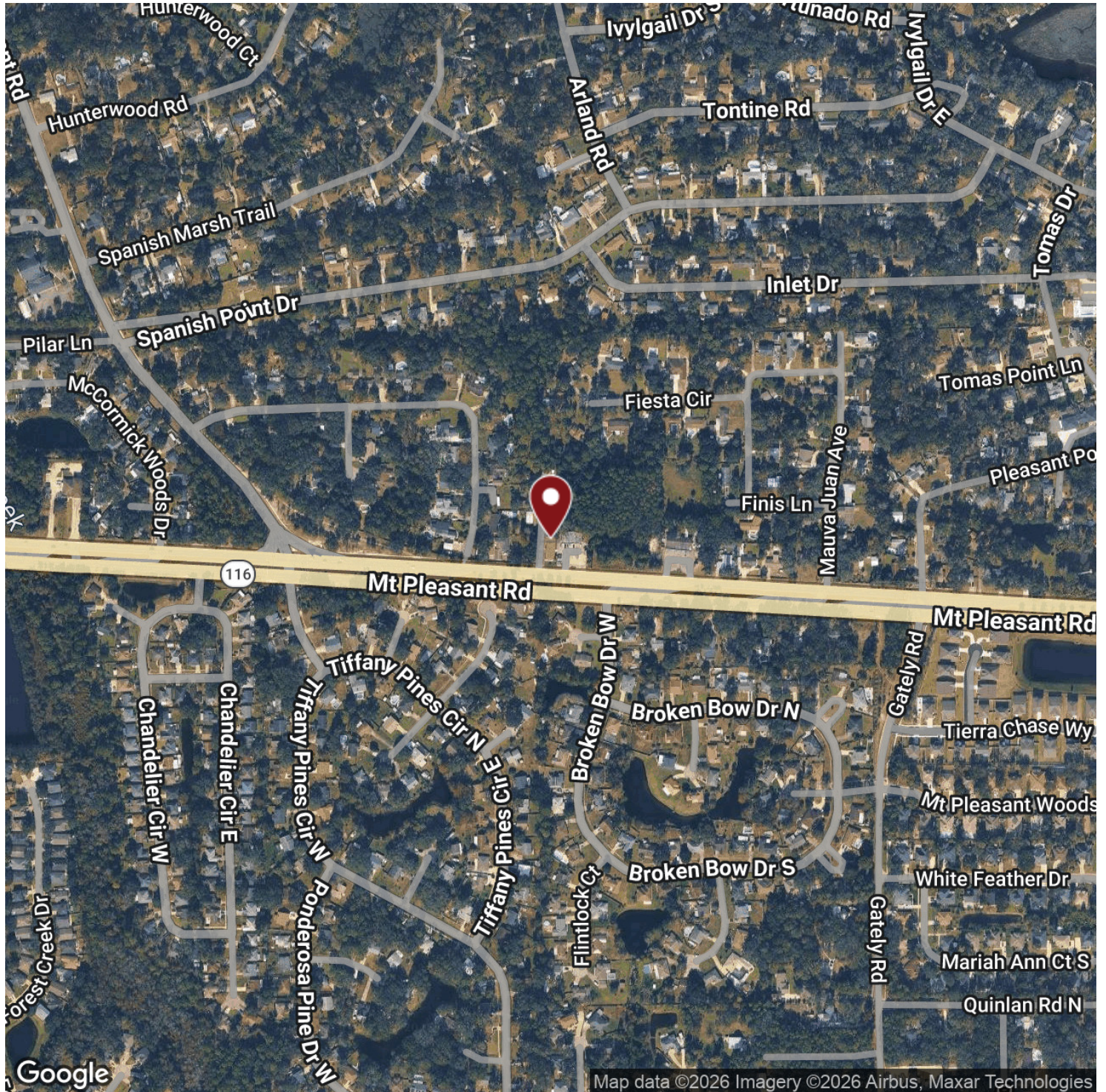
13957 MT PLEASANT RD

13957 MT PLEASANT RD, JACKSONVILLE, FL 32225



13957 MT PLEASANT RD

13957 MT PLEASANT RD, JACKSONVILLE, FL 32225



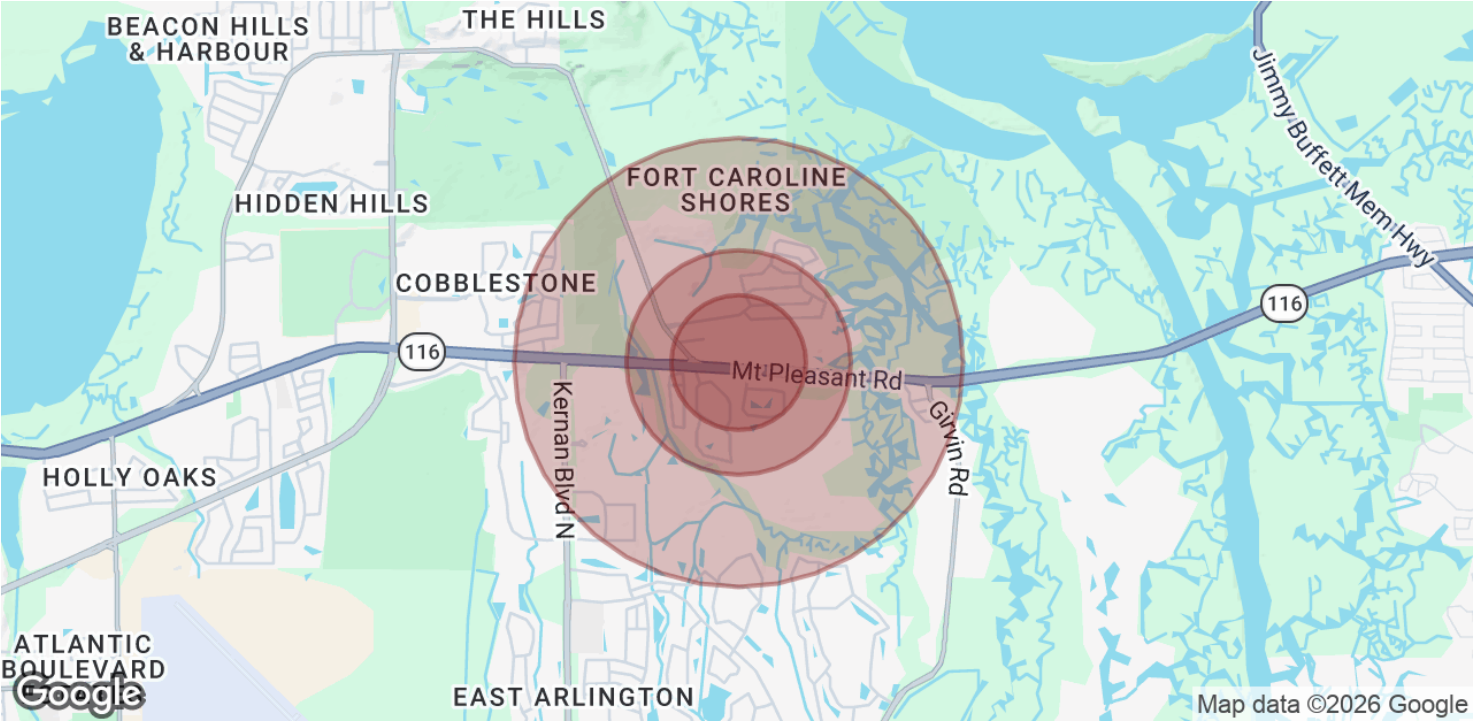


SECTION 3

DEMOGRAPHICS

13957 MT PLEASANT RD

13957 MT PLEASANT RD, JACKSONVILLE, FL 32225



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	831	2,324	7,860
Average Age	44	43	42
Average Age (Male)	43	42	41
Average Age (Female)	45	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	324	901	2,962
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$122,378	\$124,136	\$124,186
Average House Value	\$430,372	\$415,370	\$389,068

2020 American Community Survey (ACS)



SECTION 4

ADVISOR BIOS

13957 MT PLEASANT RD

13957 MT PLEASANT RD, JACKSONVILLE, FL 32225



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