



1600 PRUDENTIAL DRIVE

JACKSONVILLE, FL 32207

Blair "Red" Greenlaw
Regional Director | Senior Advisor
904.631.2723
blair.greenlaw@svn.com



Property Summary



OFFERING SUMMARY

Sale Price:	\$2,600,000
Building Size:	13,100 SF
Lot Size:	0.22 Acres
Price / SF:	\$198.47
Year Built:	1912
Zoning:	CCBD
Market:	CBD
Submarket:	Southbank
APN:	080088-0000
Video:	View Here

PROPERTY OVERVIEW

1600 Prudential Drive is a historic property situated in the heart of Jacksonville's cultural and trade hotspots. Due to many improvements including steel reinforcement added to the building, the meticulously maintained 3-floor brick exterior building has an estimated effective year built of 2001. The floor plan and electrical distribution allows for single or multi tenant users. Many large offices, conference rooms, a dedicated parking lot, and a first-floor space that could be used as a retail front are included with this property.

PROPERTY HIGHLIGHTS

- Office space in desirable Southbank sub-market
- Trophy address and visible from both downtown submarkets
- Multiple large offices, conference room, break areas included
- Ample parking on-site
- A first-floor space convertible to retail front
- Tremendous condition with a Historic / Hipster vibe
- 100' of frontage on both Prudential Dr. and King Ave
- Near local hospitals and I-95

THE DISTRICT

950 Residential Units / Mixed-Use Development



SOUTHBANK CROSSING

Retail Redevelopment



CORNER LOT DEVELOPMENT PROJECT

Multifamily Proposed Redevelopment



PUBLIX ANCHORED DEVELOPMENT

Retail / Residential Development

Aerial Photos



Aerial Photos



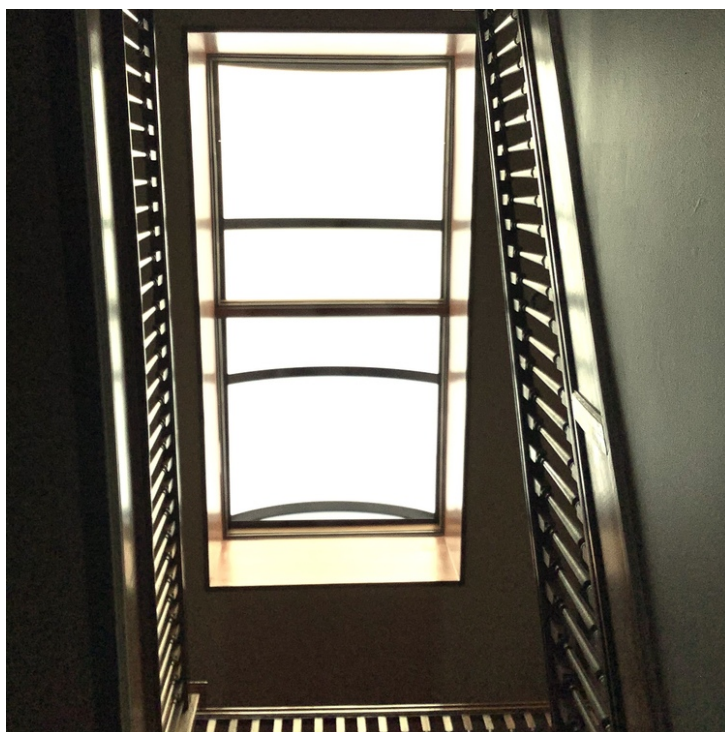
Exterior Photos



Interior Photos



Interior Photos



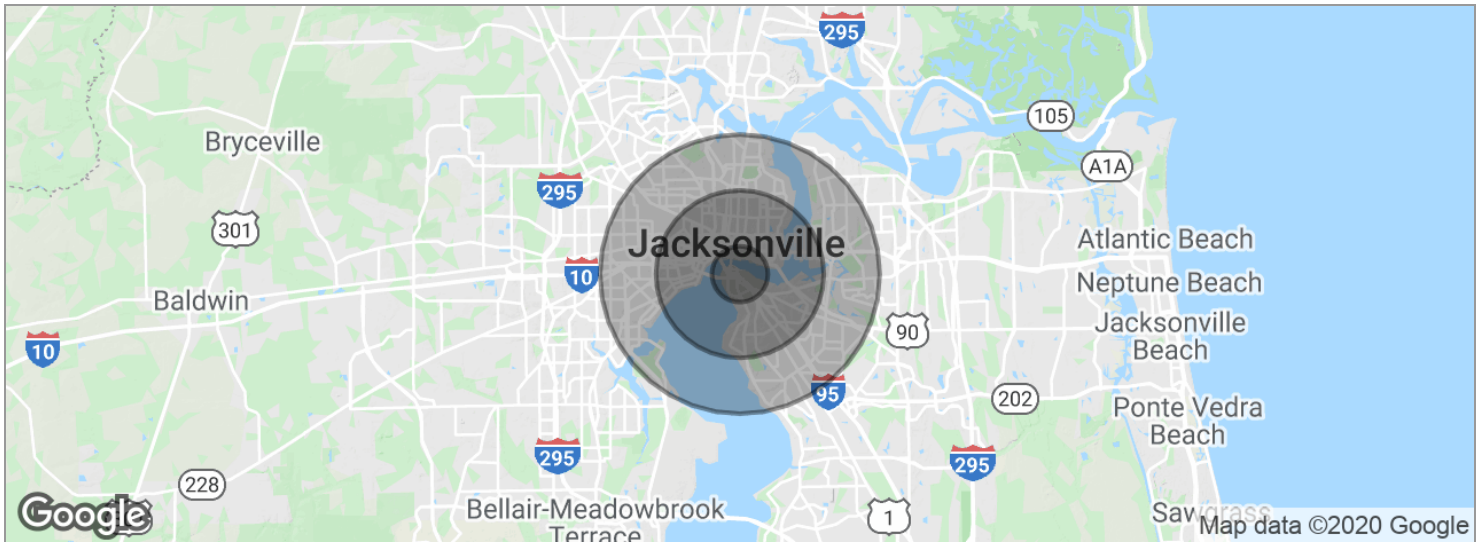
Retailer Map



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,717	63,307	190,078
Median age	38.4	36.5	36.2
Median age [Male]	39.0	35.5	34.6
Median age [Female]	40.1	38.5	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,133	26,510	77,219
# of persons per HH	2.1	2.4	2.5
Average HH income	\$55,874	\$52,401	\$52,308
Average house value	\$393,413	\$260,579	\$232,746

* Demographic data derived from 2010 US Census

Advisor Bio



BLAIR "RED" GREENLAW

Regional Director | Senior Advisor

blair.greenlaw@svn.com

Direct: 904.631.2723

PROFESSIONAL BACKGROUND

Red has extensive real estate experience as an investor and project manager and leverages skills developed in these activities to help businesses maximize their potential through real estate. His brokerage activities include both tenant and landlord representation, as well as considerable experience as a listing agent. As an Advisor he provides clients with detailed financial analysis on real estate investments and critical advice during the buy/sell decision making process.

Prior to becoming licensed in Real Estate, Red spent nearly two decades as a pilot in the U.S. Navy, where he still holds a commission as a Commander in the United States Navy reserve. His most recent assignment was as the Commanding Officer of VR-62, an aviation squadron that conducts worldwide strategic operations in support of deployed assets and theater commanders. Red holds a bachelor's degree from The University of Maryland and a master's degree from The Naval War College.

Red was selected as the Northeast Florida Regional Director for SVN Alliance in 2017.

EDUCATION

BA - The University of Maryland at College Park

MA - United States Naval War College

MEMBERSHIPS

Jacksonville Chamber of Commerce

JAXUSA Partnership

NAIOP

SVN | Alliance Commercial Real Estate Advisors

3316A Beach Blvd.
Jacksonville, FL 32207
904.503.2723