

# Professional Office With Climatized Storage

6671 Hyde Grove Avenue  
Jacksonville, Florida 32210

**For Sale**



**Phillip Hewett**

60 Ocean Blvd., Suite #15

Atlantic Beach, Florida 32233

Phone: (904) 222-1605

Email: [phillipmhewett@gmail.com](mailto:phillipmhewett@gmail.com)



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The information contained herein has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

# PROPERTY DESCRIPTION

- **General:** Professional office space with individual offices, conference room, full kitchen, climate-controlled storage and secured parking.
- **Building Size:**  
*Professional Office:* 6,626+- SF  
*Climate Controlled Storage:* 1,566+- SF  
*Total Estimated Size:* 8,192+- SF
- **Parking:** 16 Onsite + 1 Handicap - (6 Secured / Gated)
- **Overhead Door:** One 10' x 7' grade level
- **Zoning:** [CCG-1 \(Commercial Community General\)](#)
- **Most Recent Use:** General Contractor  
(Previously occupied by Chiropractor Practice)
- **Building Improvements:**  
*Year Built/Age:* 1985  
*Remodeled:* 2022
- **Upgrades:** HVAC Replaced in 2022, New Septic, New Roof, New Water Heater, Cat V Wiring, New Carpet & Paint, New LED Lighting
- **Price:** \$850,000.00
- **Annual OPEX:** \$3.60 SF





## MAP SHOWING BOUNDARY SURVEY OF

PART OF LOT 4, BLOCK 28 AND PART OF LOT 1, BLOCK 29, LADAWANNA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF EAST STREET LYING BETWEEN SAID BLOCKS 28 AND 29, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF LANE AVENUE (AN 80.0 FOOT RIGHT OF WAY) AND THE NORTHERLY LINE OF HYDE GROVE AVENUE (AS NOW ESTABLISHED BY THE DEPARTMENT OF TRANSPORTATION PER STATE ROAD RIGHT - OF - WAY MAP, SECTION 2204-2603); THENCE SOUTH 82 DEGREES 10 MINUTES 52 SECONDS EAST, 38.84 FEET ALONG THE NORTHERLY LINE OF SAID HYDE GROVE AVENUE TO AN ANGLE POINT; THENCE CONTINUE ALONG THE NORTHERLY LINE OF SAID HYDE GROVE AVENUE SOUTH 65 DEGREES 10 MINUTES 28 SECONDS EAST; 67.54 FEET TO AN ANGLE POINT; THENCE CONTINUE ALONG THE NORTHERLY LINE OF SAID HYDE GROVE AVENUE SOUTH 79 DEGREES 21 MINUTES 31 SECONDS EAST, 56.99 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG THE NORTHERLY LINE OF SAID HYDE GROVE AVENUE SOUTH 79 DEGREES 21 MINUTES 31 SECONDS EAST 68.19 FEET TO AN ANGLE POINT; THENCE CONTINUE ALONG THE NORTHERLY LINE OF SAID HYDE GROVE AVENUE SOUTH 89 DEGREES 46 MINUTES 13 SECONDS EAST, 70.55 FEET; THENCE NORTH 0 DEGREES 41 MINUTES 30 SECONDS WEST, 232.07 FEET TO AN IRON; THENCE SOUTH 88 DEGREES 30 MINUTES 02 SECONDS WEST, 136.63 FEET TO AN IRON; THENCE SOUTH 0 DEGREES 29 MINUTES 03 SECONDS EAST, 216.01 FEET TO THE POINT OF BEGINNING.

DATE: OCTOBER 26, 2021

PREPARED FOR:  
6671 HYDE, LLC

SCALE: 1" = 20'

CERTIFICATION: This survey meets the standards of practice for a boundary survey as set forth by the Board of Professional Surveyors & Mappers, pursuant to Section 472.027, Florida Statutes, and I further certify that the property shown herein lies within Zone X as delineated on the Duval County Flood Insurance Rate Map, Community No. 130077, Panel G342 as dated November 2, 2018.

SIGNED: *Lisa A. Davis*  
Lisa A. Davis, Professional Surveyor & Mapper No. 6182

CERTIFIED TO: Sheffield & Bechtel Title Services, LLC, First American Title Insurance Company, Bank of America, its successors and/or assigns as their interest may appear; 6671 Hyde LLC, Florida First Capital Finance Corporation; US Small Business Administration; and Hyde Grove Medical Building, Inc.

### GENERAL NOTES:

1. BASIS OF BEARINGS: SOUTH 89°56'12" EAST FOR THE NORTHERLY RIGHT OF WAY LINE OF HYDE GROVE AVENUE (ASSUMED).
2. THIS IS A SURFACE SURVEY ONLY - THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
3. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, NOT LOCATED BY THIS SURVEY.

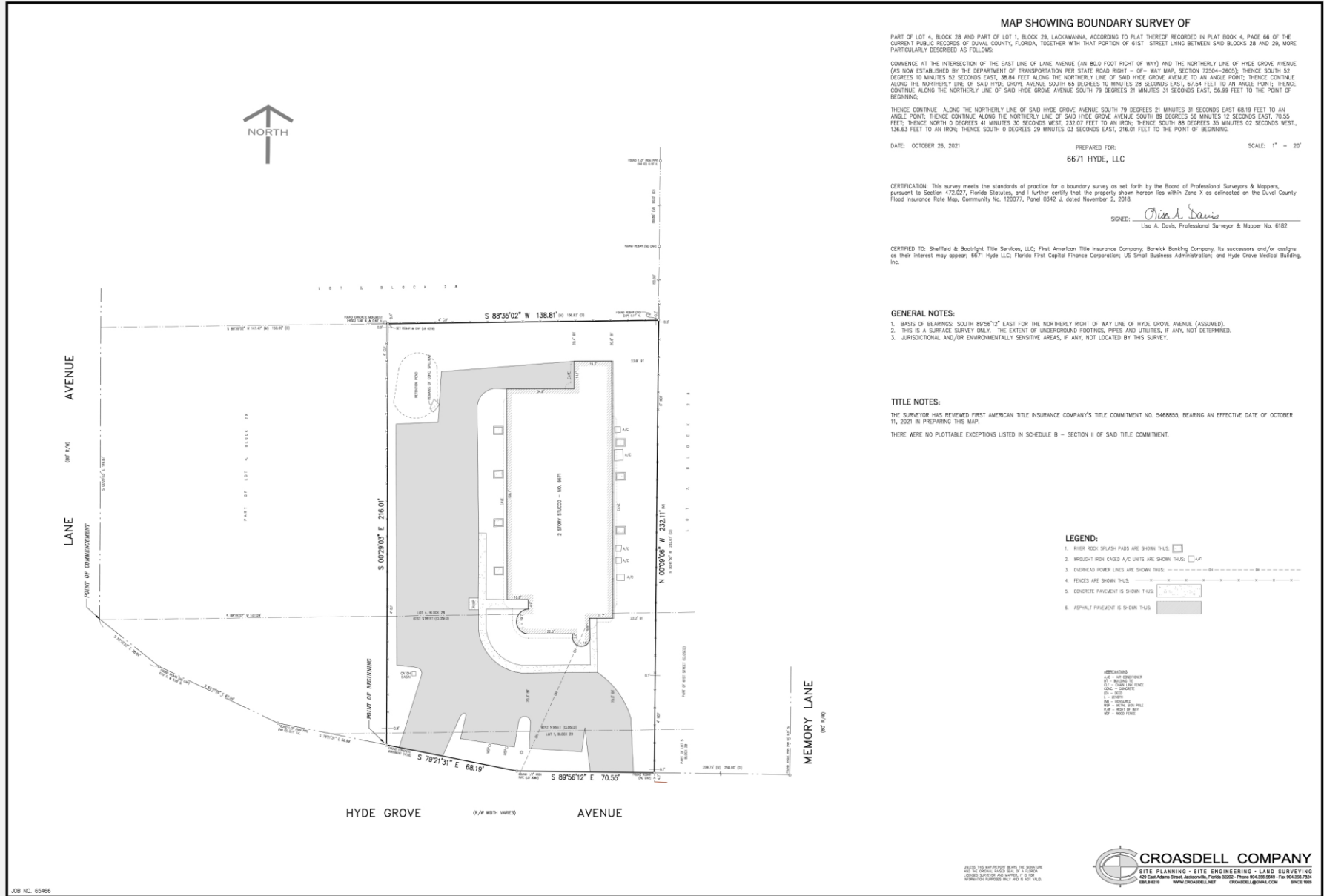
### TITLE NOTES:

THE SURVEYOR HAS REVIEWED FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. 5468855, BEARING AN EFFECTIVE DATE OF OCTOBER 11, 2021 IN PREPARING THIS MAP.  
THERE WERE NO PLOTTABLE EXCEPTIONS LISTED IN SCHEDULE B - SECTION II OF SAID TITLE COMMITMENT.

### LEGEND:

1. IRON ROOF SLUSH PADS ARE SHOWN THIS:
2. BROUGHT IN BOX CAGES A/C UNITS ARE SHOWN THIS:
3. OVERHEAD POWER LINES ARE SHOWN THIS:
4. FENCES ARE SHOWN THIS:
5. CONCRETE PAVEMENT IS SHOWN THIS:
6. ASPHALT PAVEMENT IS SHOWN THIS:

ABBREVIATIONS  
 A/C - AIR CONDITIONER  
 C/C - CROWN CURB  
 C/P - CONCRETE PAVEMENT  
 D - DRIVE  
 F - FENCE  
 G - GRASS  
 H - HOLE  
 I - IRON  
 M - MASONRY  
 N - NAIL  
 P - PAVEMENT  
 R - ROOF  
 S - SIGN  
 T - TREE



JOB NO. 65466

UNLESS THIS MAP PRESENTS BEARS THE SIGNATURE OF THE SURVEYOR, THIS MAP IS VOID. LICENSED SURVEYOR AND APPROVED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS OF FLORIDA.

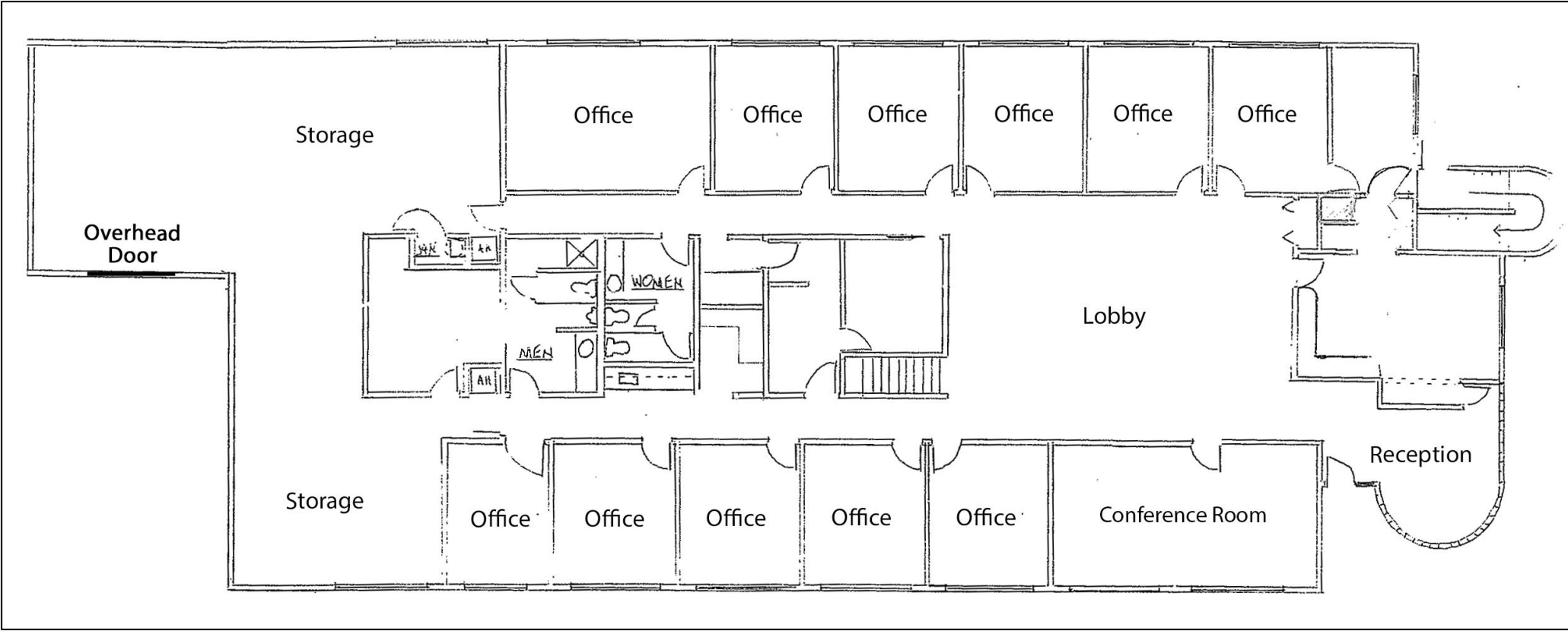


311E PLANNING & SITE ENGINEERING - LAND SURVEYING  
 433 East Adams Street, Jacksonville, Florida 32202 Phone 904.258.9666 Fax 904.258.7824  
 6882876 www.croasdel.com croasdel@croasdel.com SINCE 1928



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# FLOOR PLAN



# INTERIOR PICTURES



# AREA DEMOGRAPHICS



**6671 Hyde Grove Avenue, Jacksonville, Florida 32210**



	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>2023 Population</b>	11,595	84,328	177,165
<b>2028 Projected Population</b>	11,853	87,702	187,993
<b>2023 Total Households</b>	4,858	33,569	70,327
<b>2028 Projected Households</b>	4,901	34,391	73,806
<b>Average Household Income</b>	\$87,884	\$92,380	\$94,599
<b>2023 Median Age</b>	35.8	36.8	36.6
<b>2023 Total Housing Units</b>	5,523	37,523	79,115
<b>2023 Total Businesses</b>	357	4,818	9,715

