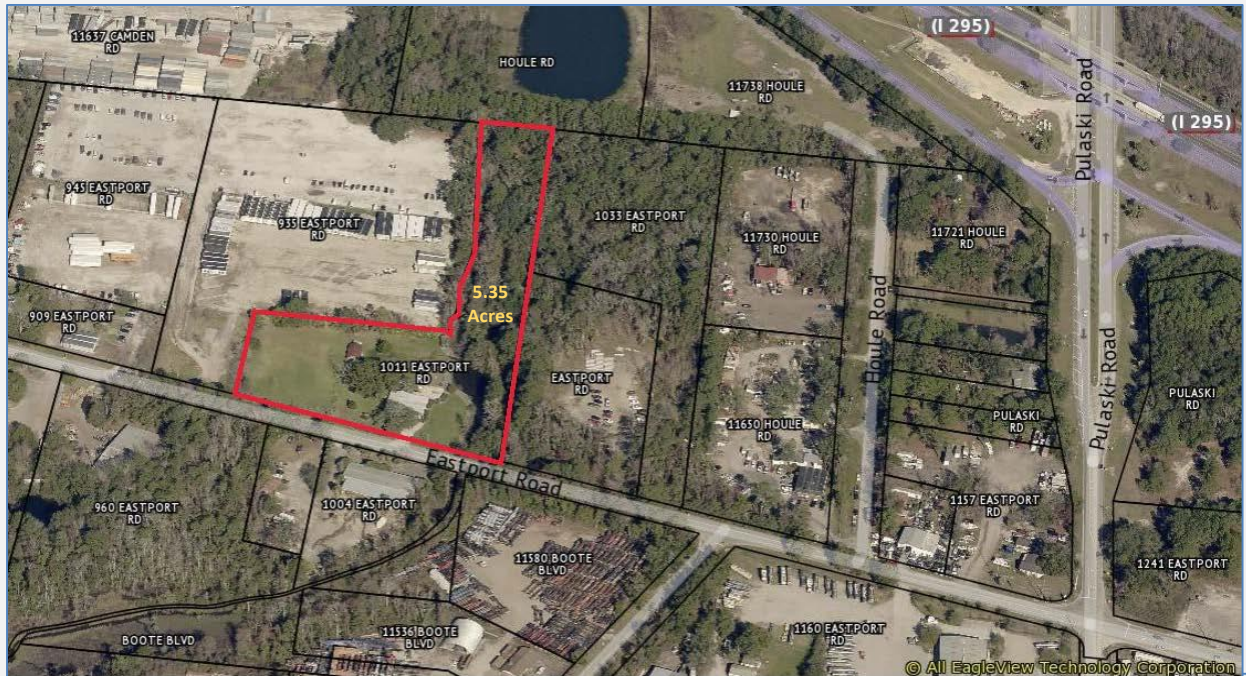


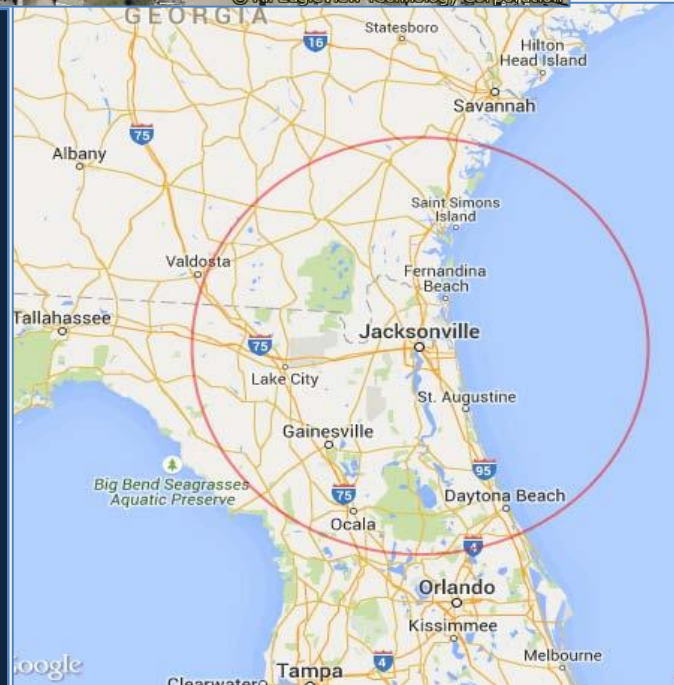
FOR SALE

5.35 +/- acres Industrial Property 1011 Eastport Rd, Jacksonville, FL 32218



Features:

- 5.35 +/- acres.
- Asking Price: \$1,950,000
- RE# 109606-0000
- Zoning: IL – Light Industrial (Per COJ site)
- Easy access to Interstate, highways, CSX rail, Jacksonville International Airport (JIA) and JAXPort major international deep-water seaport. Close proximity to high growth Northside, River City Marketplace.
- AADT - 81,500 vehicles a day (including 11,410 trucks daily) on I-295 at Pulaski Road (2022);



Sidney O. Jones, CCIM

Phone: (904) 993-7964

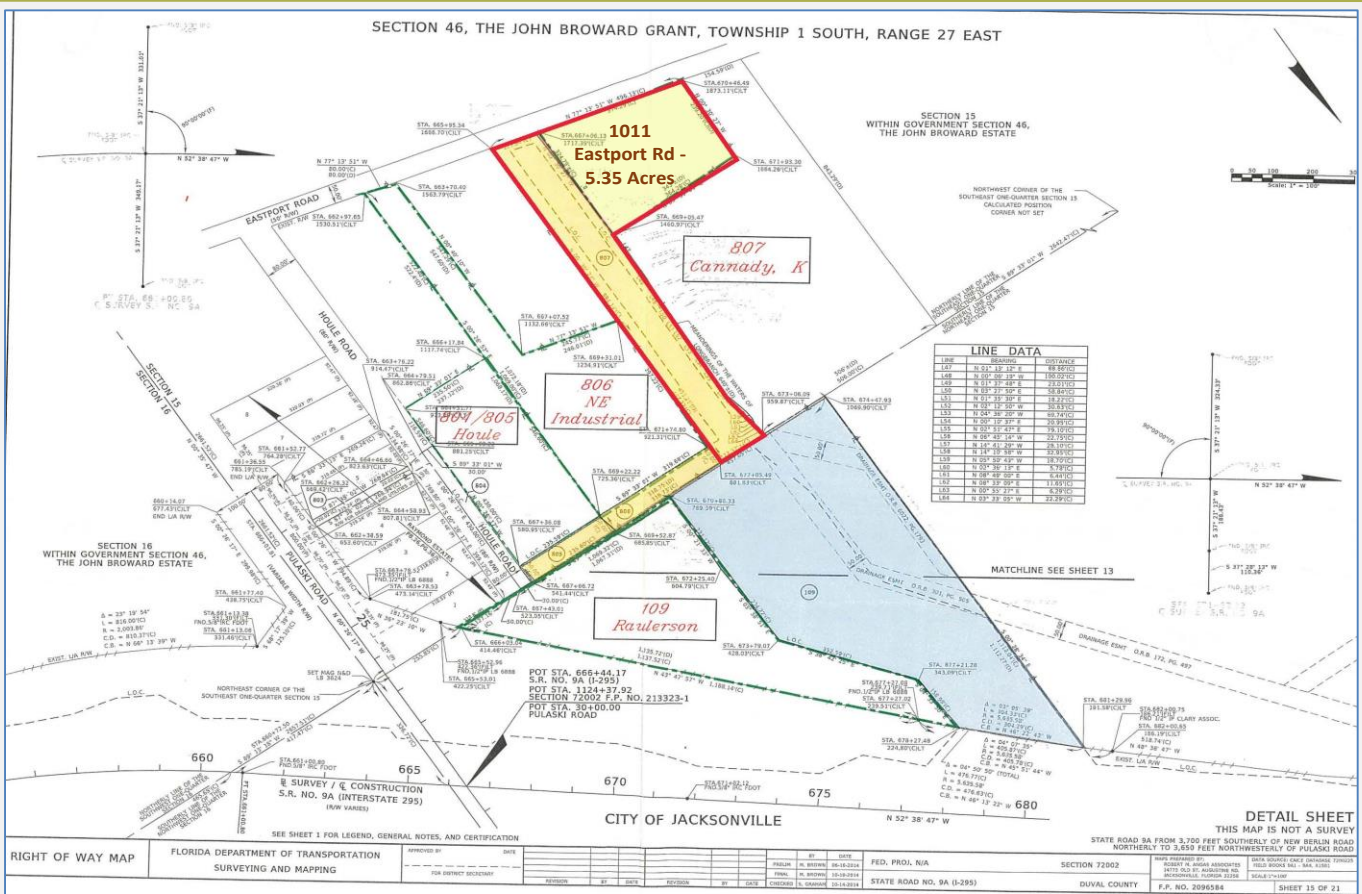
sid@oscocommercial.com

Edgewood Avenue South, Suite 2A
Jacksonville, FL 32205

Website: www.oscocommercial.com

- The 1011 Eastport Road property located near intersection of Eastport Road and Pulaski Road where it meets the East/West exit/entry ramps for Jacksonville's Interstate 295 (I-295) Beltways. The site is ideally situated for light industrial with excellent access to Jacksonville's multi-modal transportation hubs and minutes to Downtown Jacksonville, Interstate 10 (I-10) and Beaches arteries.
- Via the I-295 East Beltway (with 81,000 +/- vehicles daily at this location [2022]) the Eastport site is only 2.4 miles to Exit 35B at Interstate 95 north (I-95), and 6.8 miles (approximate 11 minutes) to Jacksonville International Airport (JIA). Close proximity to Jacksonville's major seaport cruise ship and shipping terminals: JaxPort is approximately 4.2 miles (8 +/- minutes) and Blount Island shipping terminals at 8.3 +/- miles distance (15 +/- minutes). Provides easy access to Downtown Jacksonville and major employment centers throughout Jacksonville's greater westside and east and Saint Johns River employment/entertainment centers, along with nearby neighborhood commercial districts (including historic Riverside and Avondale neighborhoods and Jacksonville's Beaches).





Along with 'IL' zoning, the 1011 Eastport Road location features a well maintained Three Bathroom / Two-Bedroom existing residential home (built in 1966), featuring 1,873 +/- square feet under-air (per the COJ Property Appraiser site) with a full size 2-car attached garage.

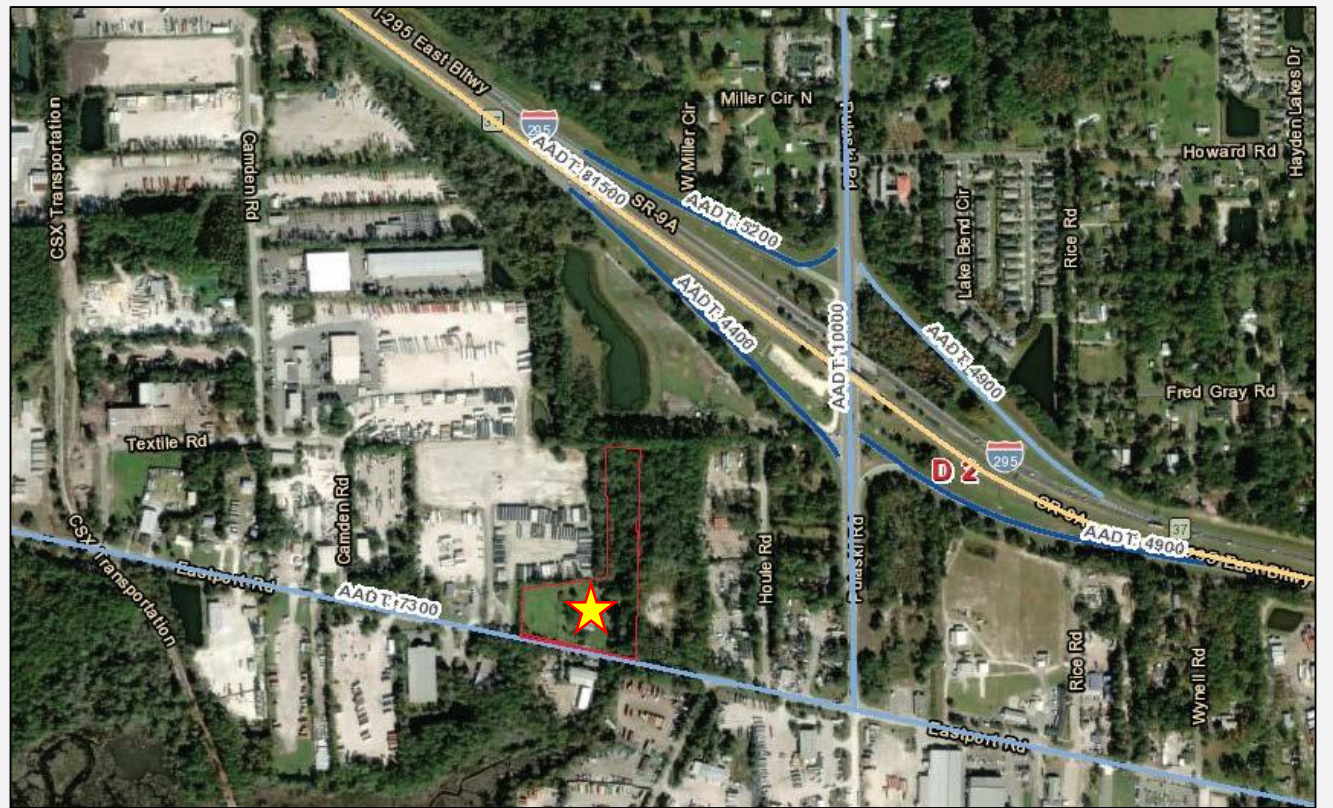
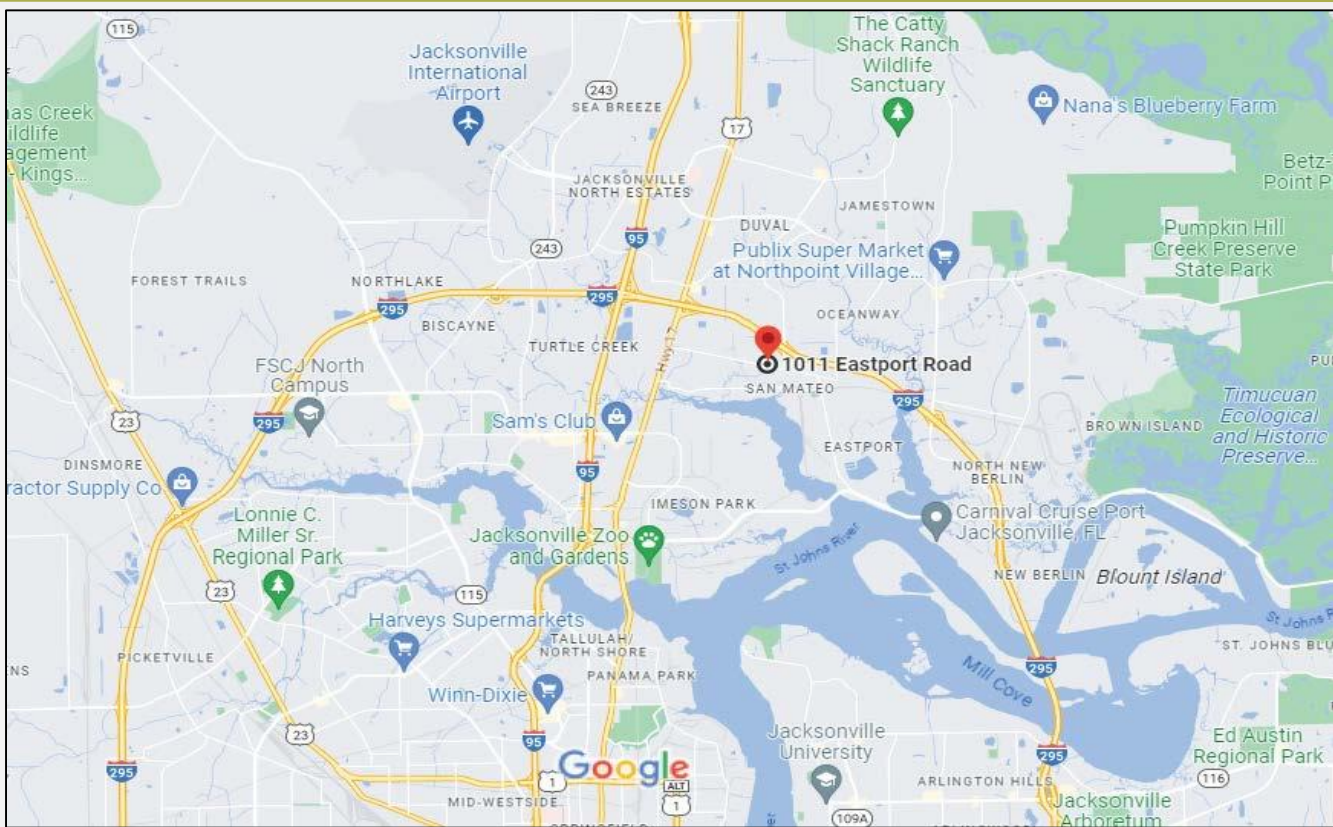


Although all information furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental or other conditions, prior to assignment, of contract, sale, lease or financing or withdrawal without notice.

OSCO Commercial Real Estate, Inc.

665 Edgewood Avenue South, Suite 2A
Jacksonville, FL 32205

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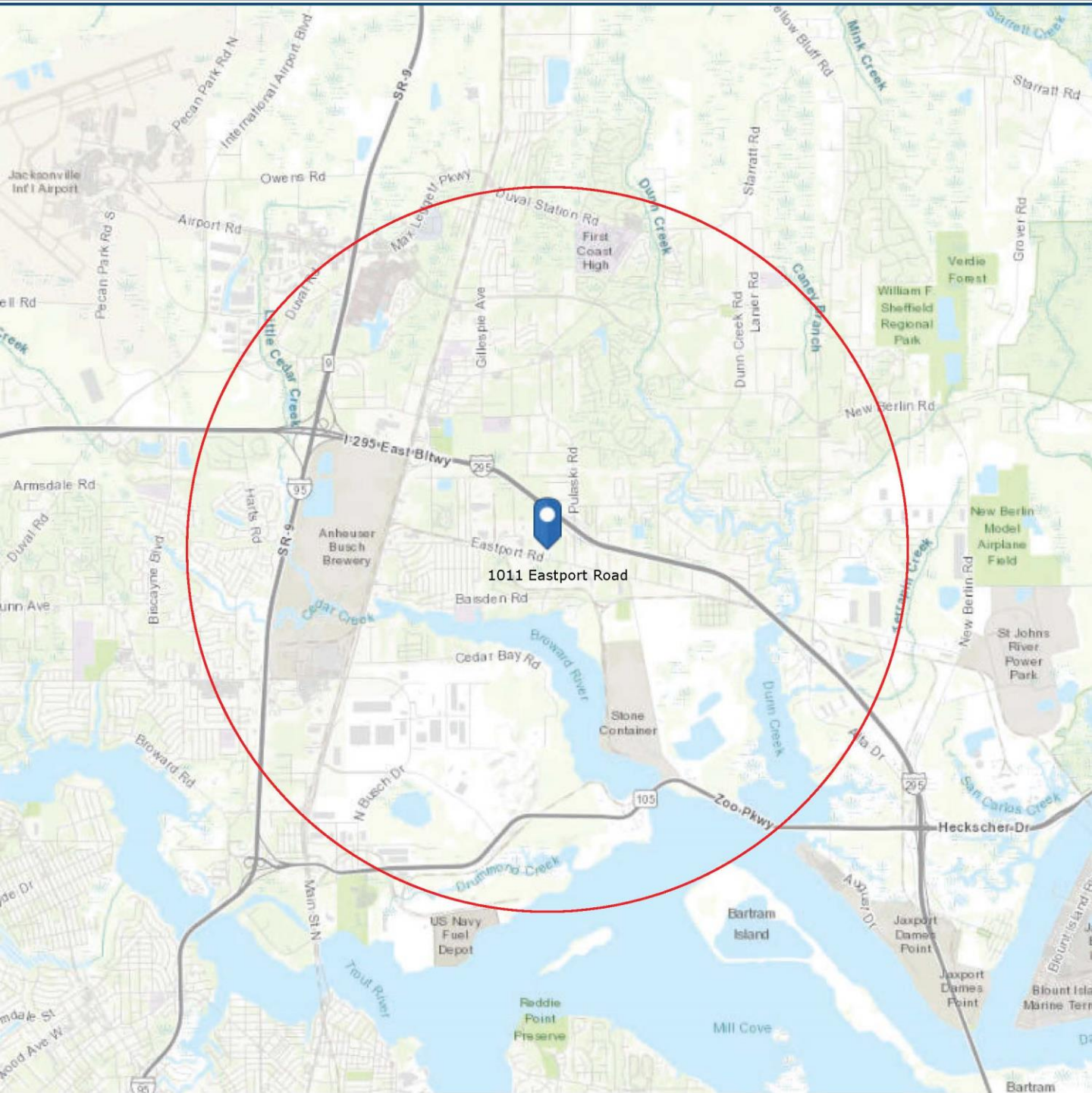


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2023 Industrial Specialty Report (Esri 2023)

1011 Eastport Rd, Jacksonville, Florida, 32218
 Ring: 1, 3, 5 mile radii

Prepared by Site To Do Business
 Latitude: 30.44560
 Longitude: -81.61679

2023 Labor Force

Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	3,067	1,985	61	3.0%	66.7%	65
16-24	361	196	0	0.0%	54.3%	54
25-54	1,659	1,425	31	2.1%	87.8%	86
55-64	488	244	30	10.9%	56.1%	50
65+	559	120	0	0.0%	21.5%	21

Industry	Employed	Percent	US Percent	Location Quotient
Total	1,985	100.0%	100.0%	-
Agriculture/Forestry/Fishing	26	1.3%	1.2%	1.08
Mining/Quarrying/Oil & Gas	4	0.2%	0.4%	0.50
Construction	265	13.4%	7.1%	1.89
Manufacturing	113	5.7%	9.6%	0.59
Wholesale Trade	25	1.3%	2.5%	0.52
Retail Trade	155	7.8%	10.8%	0.72
Transportation/Warehousing	177	8.9%	5.5%	1.62
Utilities	36	1.8%	0.8%	2.25
Information	0	0.0%	1.9%	0.00
Finance/Insurance	91	4.6%	4.8%	0.96
Real Estate/Rental/Leasing	52	2.6%	2.0%	1.30
Professional/Scientific/Tech	158	8.0%	8.0%	1.00
Management of Companies	3	0.2%	0.1%	2.00
Admin/Support/Waste Management	60	3.0%	3.8%	0.79
Educational Services	123	6.2%	9.0%	0.69
Health Care/Social Assistance	187	9.4%	14.5%	0.65
Arts/Entertainment/Recreation	40	2.0%	1.8%	1.11
Accommodation/Food Services	194	9.8%	6.5%	1.51
Other Services (Excluding Public)	107	5.4%	4.7%	1.15
Public Administration	169	8.5%	4.9%	1.73

Occupation	Employed	Percent	US Percent	Location Quotient
Total	1,985	100.0%	100.0%	-
White Collar	1,161	58.5%	61.8%	0.95
Management	252	12.7%	11.5%	1.10
Business/Financial	74	3.7%	6.0%	0.62
Computer/Mathematical	46	2.3%	3.7%	0.62
Architecture/Engineering	38	1.9%	1.9%	1.00
Life/Physical/Social Sciences	13	0.7%	1.0%	0.70
Community/Social Service	37	1.9%	1.9%	1.00
Legal	15	0.8%	1.1%	0.73
Education/Training/Library	106	5.3%	5.9%	0.90
Arts/Design/Entertainment	13	0.7%	2.0%	0.35
Healthcare Practitioner	29	1.5%	6.5%	0.23
Sales and Sales Related	186	9.4%	9.2%	1.02
Office/Administrative Support	352	17.7%	11.1%	1.59
Blue Collar	495	24.9%	22.3%	1.12
Farming/Fishing/Forestry	8	0.4%	0.6%	0.67
Construction/Extraction	18	0.9%	5.2%	0.17
Installation/Maintenance/Repair	146	7.4%	3.0%	2.47
Production	169	8.5%	5.4%	1.57
Transportation/Material Moving	154	7.8%	8.1%	0.96
Services	330	16.6%	15.9%	1.04
Healthcare Support	64	3.2%	3.4%	0.94
Protective Service	82	4.1%	2.0%	2.05
Food Preparation/Serving	100	5.0%	5.0%	1.00
Building Maintenance	53	2.7%	3.6%	0.75
Personal Care/Service	31	1.6%	1.9%	0.84

Source: Esri, Esri-Data Axle, U.S. Census



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2023 Labor Force

Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	24,669	15,762	630	3.8%	66.4%	64
16-24	3,281	1,792	55	3.0%	56.3%	55
25-54	12,730	10,126	411	3.9%	82.8%	80
55-64	4,024	2,564	135	5.0%	67.1%	64
65+	4,634	1,281	30	2.3%	28.3%	28

Industry	Employed	Percent	US Percent	Location Quotient
Total	15,762	100.0%	100.0%	-
Agriculture/Forestry/Fishing	68	0.4%	1.2%	0.33
Mining/Quarrying/Oil & Gas	12	0.1%	0.4%	0.25
Construction	1,144	7.3%	7.1%	1.03
Manufacturing	1,141	7.2%	9.6%	0.75
Wholesale Trade	164	1.0%	2.5%	0.40
Retail Trade	1,428	9.1%	10.8%	0.84
Transportation/Warehousing	1,622	10.3%	5.5%	1.87
Utilities	202	1.3%	0.8%	1.62
Information	257	1.6%	1.9%	0.84
Finance/Insurance	1,301	8.3%	4.8%	1.73
Real Estate/Rental/Leasing	363	2.3%	2.0%	1.15
Professional/Scientific/Tech	986	6.3%	8.0%	0.79
Management of Companies	28	0.2%	0.1%	2.00
Admin/Support/Waste Management	816	5.2%	3.8%	1.37
Educational Services	968	6.1%	9.0%	0.68
Health Care/Social Assistance	1,646	10.4%	14.5%	0.72
Arts/Entertainment/Recreation	251	1.6%	1.8%	0.89
Accommodation/Food Services	1,071	6.8%	6.5%	1.05
Other Services (Excluding Public)	1,408	8.9%	4.7%	1.89
Public Administration	887	5.6%	4.9%	1.14

Occupation	Employed	Percent	US Percent	Location Quotient
Total	15,762	100.0%	100.0%	-
White Collar	9,778	62.0%	61.8%	1.00
Management	1,770	11.2%	11.5%	0.97
Business/Financial	876	5.6%	6.0%	0.93
Computer/Mathematical	505	3.2%	3.7%	0.86
Architecture/Engineering	250	1.6%	1.9%	0.84
Life/Physical/Social Sciences	133	0.8%	1.0%	0.80
Community/Social Service	295	1.9%	1.9%	1.00
Legal	99	0.6%	1.1%	0.55
Education/Training/Library	842	5.3%	5.9%	0.90
Arts/Design/Entertainment	422	2.7%	2.0%	1.35
Healthcare Practitioner	746	4.7%	6.5%	0.72
Sales and Sales Related	1,482	9.4%	9.2%	1.02
Office/Administrative Support	2,358	15.0%	11.1%	1.35
Blue Collar	3,387	21.5%	22.3%	0.96
Farming/Fishing/Forestry	35	0.2%	0.6%	0.33
Construction/Extraction	388	2.5%	5.2%	0.48
Installation/Maintenance/Repair	695	4.4%	3.0%	1.47
Production	690	4.4%	5.4%	0.81
Transportation/Material Moving	1,579	10.0%	8.1%	1.23
Services	2,596	16.5%	15.9%	1.04
Healthcare Support	324	2.1%	3.4%	0.62
Protective Service	402	2.6%	2.0%	1.30
Food Preparation/Serving	808	5.1%	5.0%	1.02
Building Maintenance	419	2.7%	3.6%	0.75
Personal Care/Service	643	4.1%	1.9%	2.16

Source: Esri, Esri-Data Axle, U.S. Census



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2023 Labor Force

Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	63,037	39,933	2,077	4.9%	66.6%	63
16-24	8,625	4,909	267	5.2%	60.0%	57
25-54	32,323	25,318	1,458	5.4%	82.8%	78
55-64	10,178	6,354	305	4.6%	65.4%	62
65+	11,912	3,352	47	1.4%	28.5%	28

Industry	Employed	Percent	US Percent	Location Quotient
Total	39,933	100.0%	100.0%	-
Agriculture/Forestry/Fishing	68	0.2%	1.2%	0.17
Mining/Quarrying/Oil & Gas	27	0.1%	0.4%	0.25
Construction	2,553	6.4%	7.1%	0.90
Manufacturing	2,483	6.2%	9.6%	0.65
Wholesale Trade	607	1.5%	2.5%	0.60
Retail Trade	4,255	10.7%	10.8%	0.99
Transportation/Warehousing	4,140	10.4%	5.5%	1.89
Utilities	344	0.9%	0.8%	1.12
Information	816	2.0%	1.9%	1.05
Finance/Insurance	3,253	8.1%	4.8%	1.69
Real Estate/Rental/Leasing	808	2.0%	2.0%	1.00
Professional/Scientific/Tech	1,917	4.8%	8.0%	0.60
Management of Companies	29	0.1%	0.1%	1.00
Admin/Support/Waste Management	2,124	5.3%	3.8%	1.39
Educational Services	2,774	6.9%	9.0%	0.77
Health Care/Social Assistance	4,943	12.4%	14.5%	0.86
Arts/Entertainment/Recreation	658	1.6%	1.8%	0.89
Accommodation/Food Services	2,820	7.1%	6.5%	1.09
Other Services (Excluding Public)	2,546	6.4%	4.7%	1.36
Public Administration	2,768	6.9%	4.9%	1.41

Occupation	Employed	Percent	US Percent	Location Quotient
Total	39,933	100.0%	100.0%	-
White Collar	24,415	61.1%	61.8%	0.99
Management	4,019	10.1%	11.5%	0.88
Business/Financial	2,153	5.4%	6.0%	0.90
Computer/Mathematical	1,193	3.0%	3.7%	0.81
Architecture/Engineering	416	1.0%	1.9%	0.53
Life/Physical/Social Sciences	192	0.5%	1.0%	0.50
Community/Social Service	836	2.1%	1.9%	1.11
Legal	428	1.1%	1.1%	1.00
Education/Training/Library	1,916	4.8%	5.9%	0.81
Arts/Design/Entertainment	745	1.9%	2.0%	0.95
Healthcare Practitioner	2,002	5.0%	6.5%	0.77
Sales and Sales Related	3,785	9.5%	9.2%	1.03
Office/Administrative Support	6,730	16.9%	11.1%	1.52
Blue Collar	8,957	22.4%	22.3%	1.01
Farming/Fishing/Forestry	41	0.1%	0.6%	0.17
Construction/Extraction	1,540	3.9%	5.2%	0.75
Installation/Maintenance/Repair	1,390	3.5%	3.0%	1.17
Production	1,805	4.5%	5.4%	0.83
Transportation/Material Moving	4,181	10.5%	8.1%	1.30
Services	6,561	16.4%	15.9%	1.03
Healthcare Support	1,208	3.0%	3.4%	0.88
Protective Service	976	2.4%	2.0%	1.20
Food Preparation/Serving	2,047	5.1%	5.0%	1.02
Building Maintenance	1,019	2.6%	3.6%	0.72
Personal Care/Service	1,311	3.3%	1.9%	1.74

Source: Esri, Esri-Data Axle, U.S. Census



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Total Businesses:	144	1,130	2,404
Total Employees:	1,835	15,247	27,046
Total Residential Population:	3,916	31,305	80,893
Employee/Residential Population Ratio (per 100)	47	49	33

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	2	0.2%	3	0.0%	5	0.2%	15	0.1%
Mining	0	0.0%	0	0.0%	0	0.0%	1	0.0%	1	0.0%	3	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Construction	12	8.3%	223	12.2%	87	7.7%	1,000	6.6%	185	7.7%	1,690	6.2%
Manufacturing	5	3.5%	453	24.7%	35	3.1%	2,795	18.3%	69	2.9%	3,896	14.4%
Wholesale Trade	7	4.9%	151	8.2%	43	3.8%	925	6.1%	72	3.0%	1,610	6.0%
Retail Trade	19	13.2%	177	9.6%	178	15.8%	2,265	14.9%	364	15.1%	3,932	14.5%
Motor Vehicle & Parts Dealers	4	2.8%	16	0.9%	27	2.4%	185	1.2%	62	2.6%	396	1.5%
Furniture & Home Furnishings Stores	3	2.1%	35	1.9%	7	0.6%	109	0.7%	13	0.5%	142	0.5%
Electronics & Appliance Stores	0	0.0%	0	0.0%	6	0.5%	99	0.6%	10	0.4%	122	0.5%
Bldg Material & Garden Equipment &	3	2.1%	10	0.5%	19	1.7%	214	1.4%	31	1.3%	415	1.5%
Food & Beverage Stores	4	2.8%	93	5.1%	32	2.8%	436	2.9%	69	2.9%	794	2.9%
Health & Personal Care Stores	0	0.0%	0	0.0%	18	1.6%	125	0.8%	33	1.4%	232	0.9%
Gasoline Stations	1	0.7%	9	0.5%	9	0.8%	73	0.5%	19	0.8%	131	0.5%
Clothing & Clothing Accessories Stores	1	0.7%	3	0.2%	18	1.6%	153	1.0%	35	1.5%	312	1.2%
Sport Goods, Hobby, Book, & Music Stores	1	0.7%	3	0.2%	26	2.3%	227	1.5%	55	2.3%	388	1.4%
General Merchandise Stores	1	0.7%	7	0.4%	15	1.3%	644	4.2%	35	1.5%	999	3.7%
Miscellaneous Store Retailers												
Nonstore Retailers												
Transportation & Warehousing	14	9.7%	171	9.3%	76	6.7%	991	6.5%	158	6.6%	2,296	8.5%
Information	3	2.1%	18	1.0%	17	1.5%	103	0.7%	41	1.7%	229	0.8%
Finance & Insurance	4	2.8%	15	0.8%	40	3.5%	203	1.3%	91	3.8%	417	1.5%
Central Bank/Credit Intermediation & Related	3	2.1%	12	0.7%	23	2.0%	125	0.8%	48	2.0%	247	0.9%
Securities, Commodity Contracts & Other	1	0.7%	3	0.2%	4	0.4%	14	0.1%	15	0.6%	54	0.2%
Insurance Carriers & Related Activities;	0	0.0%	0	0.0%	13	1.2%	64	0.4%	28	1.2%	117	0.4%
Real Estate, Rental & Leasing	7	4.9%	49	2.7%	49	4.3%	314	2.1%	118	4.9%	855	3.2%
Professional, Scientific & Tech Services	13	9.0%	125	6.8%	87	7.7%	858	5.6%	170	7.1%	1,374	5.1%
Legal Services	1	0.7%	5	0.3%	13	1.2%	42	0.3%	28	1.2%	84	0.3%
Management of Companies & Enterprises	1	0.7%	4	0.2%	7	0.6%	27	0.2%	12	0.5%	45	0.2%
Administrative & Support & Waste Management	4	2.8%	31	1.7%	36	3.2%	218	1.4%	83	3.5%	459	1.7%
Educational Services	3	2.1%	15	0.8%	16	1.4%	503	3.3%	46	1.9%	1,382	5.1%
Health Care & Social Assistance	3	2.1%	12	0.7%	77	6.8%	1,551	10.2%	172	7.2%	2,753	10.2%
Arts, Entertainment & Recreation	3	2.1%	113	6.2%	19	1.7%	346	2.3%	50	2.1%	675	2.5%
Accommodation & Food Services	7	4.9%	103	5.6%	103	9.1%	2,086	13.7%	184	7.7%	3,220	11.9%
Accommodation	0	0.0%	0	0.0%	7	0.6%	170	1.1%	24	1.0%	382	1.4%
Food Services & Drinking Places	7	4.9%	103	5.6%	95	8.4%	1,915	12.6%	159	6.6%	2,838	10.5%
Other Services (except Public Administration)	24	16.7%	134	7.3%	150	13.3%	746	4.9%	326	13.6%	1,545	5.7%
Automotive Repair & Maintenance	3	2.1%	33	1.8%	28	2.5%	175	1.1%	54	2.2%	331	1.2%
Public Administration	1	0.7%	21	1.1%	13	1.2%	248	1.6%	25	1.0%	516	1.9%
Unclassified Establishments	13	9.0%	18	1.0%	97	8.6%	66	0.4%	235	9.8%	135	0.5%

Source: Esri, Esri-Data Axle, U.S. Census



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POPULATION BY AGE	CENSUS 2010		2023		2028	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0 - 4	5,183	8%	5,359	7%	5,476	7%
5 - 9	4,956	8%	5,692	7%	5,614	7%
10 - 14	4,805	7%	5,761	7%	5,907	7%
15 - 19	4,671	7%	5,062	6%	5,290	6%
20 - 24	3,985	6%	4,607	6%	4,657	6%
Total	9,128	14%	11,344	14%	10,953	13%
35 - 44	9,327	14%	11,075	14%	11,665	14%
45 - 54	9,639	15%	9,904	12%	9,989	12%
55 - 64	7,218	11%	10,178	13%	9,429	11%
65 - 74	2,978	5%	7,717	10%	8,289	10%
75 - 84	1,888	3%	3,249	4%	4,322	5%
85 +	618	1%	946	1%	1,149	1%

POPULATION BY SEX	2010	2023	2028
2010 Male Population	31,677	38,805	39,696
2010 Female Population	35,134	42,088	43,043

POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Total	2,705	21,388	54,413
Less than 9th Grade	5.4%	2.8%	3.1%
9th - 12th Grade, No Diploma	12.9%	6.7%	6.3%
High School Graduate	19.0%	25.0%	25.0%
GED/Alternative Credential	5.8%	4.4%	4.4%
Some College, No Degree	20.9%	21.0%	21.7%
Associate Degree	11.4%	14.1%	12.7%
Bachelor's Degree	19.1%	18.1%	18.1%
Graduate/Professional Degree	5.4%	7.9%	8.6%

POPULATION 15+ BY MARITAL STATUS 2023

Total	3,113	25,053	64,082
Never Married	32.0%	31.6%	34.8%
Married	51.7%	50.9%	47.9%
Widowed	3.2%	4.8%	5.2%
Divorced	13.1%	12.8%	12.0%

Source: Esri, Esri-Data Axle, U.S. Census

09/26/2023

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2023 Industrial Specialty Report (Esri 2023)

1011 Eastport Rd, Jacksonville, Florida, 32218
 Ring: 1, 3, 5 mile radii

Prepared by Site To Do Business
 Latitude: 30.44560
 Longitude: -81.61679

HOUSEHOLDS BY INCOME

Household Income Base	1,610	12,194	31,251
<\$15,000	11.4%	8.9%	10.8%
\$15,000 - \$24,999	7.8%	6.7%	7.7%
\$25,000 - \$34,999	7.5%	7.4%	8.9%
\$35,000 - \$49,999	14.3%	14.2%	13.0%
\$50,000 - \$74,999	17.8%	18.4%	18.6%
\$75,000 - \$99,999	13.2%	15.0%	13.5%
\$100,000 - \$149,999	20.2%	19.6%	18.0%
\$150,000 - \$199,999	4.3%	5.6%	5.1%
\$200,000+	3.4%	4.2%	4.4%
Average Household Income	\$79,414	\$85,107	\$82,067

HOUSEHOLDS BY TYPE

Total	1,314	8,667	24,474
Households with 1 Person	25.4%	22.8%	24.1%
Households with 2+ People	74.6%	77.2%	75.9%
Family Households	67.5%	71.7%	70.8%
Husband-wife Families	44.6%	49.0%	44.9%
With Related Children	20.5%	24.1%	21.8%
Other Family (No Spouse Present)	23.0%	22.6%	25.8%
Other Family with Male Householder	6.7%	5.2%	5.2%
With Related Children	4.0%	3.2%	3.0%
Other Family with Female Householder	16.2%	17.4%	20.7%
With Related Children	10.6%	11.8%	14.6%
Nonfamily Households	7.1%	5.6%	5.2%
All Households with Children	35.6%	39.8%	40.0%
Multigenerational Households	5.8%	5.8%	5.8%
Unmarried Partner Households	7.7%	6.9%	6.6%
Male-female	7.0%	6.3%	6.1%
Same-sex	0.7%	0.6%	0.5%

HOUSEHOLD BY SIZE

Total	1,315	8,669	24,476
1 Person Household	25.6%	22.8%	24.0%
2 Person Household	33.5%	31.2%	30.8%
3 Person Household	18.2%	19.7%	19.3%
4 Person Household	13.5%	15.5%	14.7%
5 Person Household	6.5%	7.1%	7.0%
6 Person Household	1.7%	2.3%	2.5%
7 + Person Household	1.0%	1.4%	1.6%

Source: Esri, Esri-Data Axle, U.S. Census