

Bowden Pointe

5730 Bowden Road, Jacksonville, FL

OFFERING MEMORANDUM

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Activity ID #

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Marcus & Millichap



Bowden Pointe

Jacksonville | FL



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Marcus & Millichap is proud to present Bowden Pointe, a fully leased multi-tenant flex/industrial asset located at 5730 Bowden Road in Jacksonville, Florida. The property comprises approximately 50,668 square feet across 17 suites on 3.86 acres and is currently 100% occupied, offering immediate and stable cash flow. Offered at \$8,750,000, the investment represents an attractive basis of \$172.69 per square foot and a going-in cap rate of 6.14%.

The property generates \$787,812 in effective gross income and \$537,063 in net operating income, supported by a strong reimbursement structure in which tenants contribute approximately 24% of total income, helping to offset operating expenses and enhance cash flow durability. Built in 1988, Bowden Pointe features a flexible configuration designed to accommodate a diverse mix of office, showroom, and warehouse users.

Strategically positioned in Jacksonville's infill Southpoint submarket with immediate access to Interstate 95, the property benefits from strong connectivity to major employment centers and a growing regional economy. Bowden Pointe offers investors a compelling opportunity to acquire a stabilized, income-producing asset with diversified tenancy, operational efficiency, and long-term upside in one of Florida's most dynamic industrial markets.



\$8,750,000
Offering Price



6.14%
Current Cap Rate



100%
Occupancy



50,668 SF
Rentable Built Area

PROPERTY OVERVIEW

Marcus & Millichap is proud to present Bowden Pointe, a multi-tenant flex/industrial asset strategically located at 5730 Bowden Road in Jacksonville, Florida. This institutional-quality property totals approximately 50,668 square feet across 17 suites and is situated on 3.86 acres within one of Jacksonville's most established infill commercial corridors. Built in 1988 and currently 100% occupied, the asset offers a highly functional layout that accommodates a diverse mix of office, showroom, and warehouse users.

The property features a versatile multi-building configuration that accommodates a wide range of tenant uses, making it well-suited for service-oriented businesses, light-industrial users, and regional operators. Its small-bay suite layout enhances leasing flexibility and tenant retention, while a strong reimbursement structure—where tenants contribute approximately 24% of total income—helps offset operating expenses and improve overall cash flow efficiency. This combination of diversified tenancy and operational design positions the asset to deliver stable in-place income with long-term durability.

Jacksonville continues to emerge as one of Florida's most dynamic growth markets, supported by a rapidly expanding population, pro-business environment, and diversified economic base. The Southpoint submarket, in particular, benefits from its central location and accessibility to major employment hubs, transportation corridors, and a deep labor pool. As demand for infill flex and small-bay industrial space remains strong among local and regional users, Bowden Pointe is well-positioned to capitalize on sustained occupancy and rental growth trends.

Strategically located with immediate access to Interstate 95, the property provides seamless connectivity to Downtown Jacksonville, surrounding suburban markets, and key distribution routes throughout Northeast Florida. This accessibility enhances tenant demand and supports long-term leasing fundamentals, particularly for users who prioritize proximity to customers and the workforce over large-scale distribution facilities.

For investors, Bowden Pointe represents a rare opportunity to acquire a stabilized, income-producing asset with a diversified rent roll, efficient operating profile, and embedded upside potential. With its infill location, flexible design, and strong market fundamentals, the property offers both durable cash flow and the ability to benefit from continued growth in Jacksonville's industrial sector.



PROPERTY OVERVIEW

| | |
|----------------------------|-------------|
| Price | \$8,750,000 |
| Priced or Unpriced Listing | Priced |
| Lot Size (Acres) | 3.86 Acres |
| Year Built/Renovated | 1988 |
| Parking Ratio | 2:1 |
| Type of Ownership | Fee Simple |

INVESTMENT HIGHLIGHTS

- 5730 Bowden Road is a 100% occupied multi-tenant industrial asset, providing immediate cash flow and long-term stability for investors.
- The property is strategically located in the premier Southside submarket, an area consistently outperforming the broader Jacksonville metropolitan region.
- Offered at a 6.14% cap rate, the property generates \$537,063 in NOI and \$787,812 in effective gross income, delivering stable day-one returns.
- The submarket boasts strong market fundamentals and constrained new supply, commanding premium rental rates of \$12.92 per square foot.
- Spanning 50,668 square feet on a 3.86-acre lot, the facility features a diverse 17-suite tenant mix that strongly caters to local service providers.
- With its excellent access to I-95 and US-1, the asset offers unparalleled connectivity, making it a highly desirable location for industrial tenants.



\$8,750,000

LIST PRICE



50,668 SF

RENTABLE SF



6.14%

CAPITALIZATION RATE



17

NUMBER OF SUITES



Bowden Pointe

Jacksonville | FL

PROPERTY DESCRIPTION

BUILDING DESCRIPTION

\$8,750,000

SALE PRICE

\$172.69

PRICE PER SQFT

100%

DOWN PAYMENT %

1988

BUILT

3.86 Acres

LOT SIZE

50,668 SF

RENTABLE BUILT AREA (RBA)



BOWDEN POINTE
5730 BOWDEN ROAD
JACKSONVILLE, FL



BUILDING 100

BUILDING 300

BUILDING 200

BOWDEN RD (23,520 VPD)

PEPSI PL

I-95 (162,500 - 174,000 VPD)

I-95 (158,000 VPD)

SPRING PARK RD

EXTERIOR PHOTOS



LOCATION OVERVIEW

The Jacksonville real estate market, particularly the Southpoint neighborhood, is an attractive and growing hub for commercial, medical, and industrial real estate. The property at 5730 Bowden Road benefits from its prime location in Duval County, offering highly convenient access to major transportation routes like Interstate 95 and US Highway 1 (Philips Highway), which seamlessly connect the property to key areas across Northeast Florida. The asset is strategically positioned just minutes from Downtown Jacksonville and the thriving coastal communities of the Jacksonville Beaches, providing excellent connectivity for both distribution and professional services. The immediately surrounding area is recognized as a premier business district and a major employment center, making it an ideal location for a diverse mix of tenants. With a robust local economy and expanding infrastructure in the region, the property is exceptionally well-positioned to capitalize on the area's strong commercial and industrial demand in the highly competitive Jacksonville market.



DEMOGRAPHICS WITHIN A THREE-MILE RADIUS



3-Mile Population

86,000+



Median Household Income

\$84,152



Projected Pop. Growth

1.3% Annually



Distance to Downtown

< 7 Miles



Distance to I-95

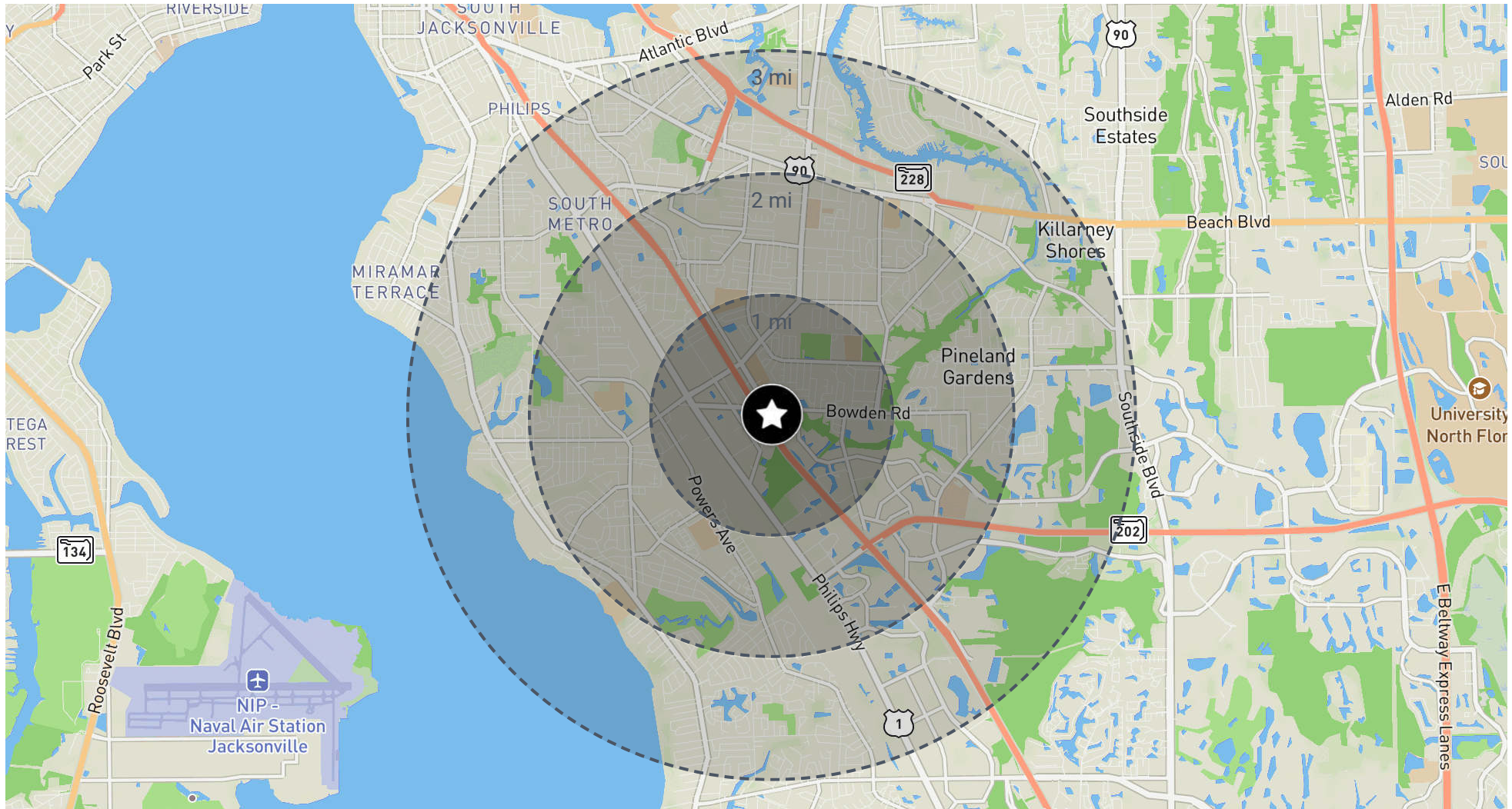
< 0.5 Miles



Local Unemployment

3.8%

LOCATION OVERVIEW



| Collection Street | Cross Street | Traffic Vol | Distance |
|--------------------------------|-----------------------|-------------|------------------|
| Bowden Road | Southpoint Pkwy | 18,000+ | 0.0 mi (on site) |
| Interstate 95 (I-95) | Bowden Rd Interchange | 150,000+ | 0.2 mi |
| Southpoint Parkway | Philips Hwy (US-1) | 35,000+ | 0.3 mi |
| Philips Highway (US-1) | Bowden Rd | 45,000+ | 0.5 mi |
| J. Turner Butler Blvd (SR 202) | I-95 Interchange | 110,000+ | 1.5 mi |

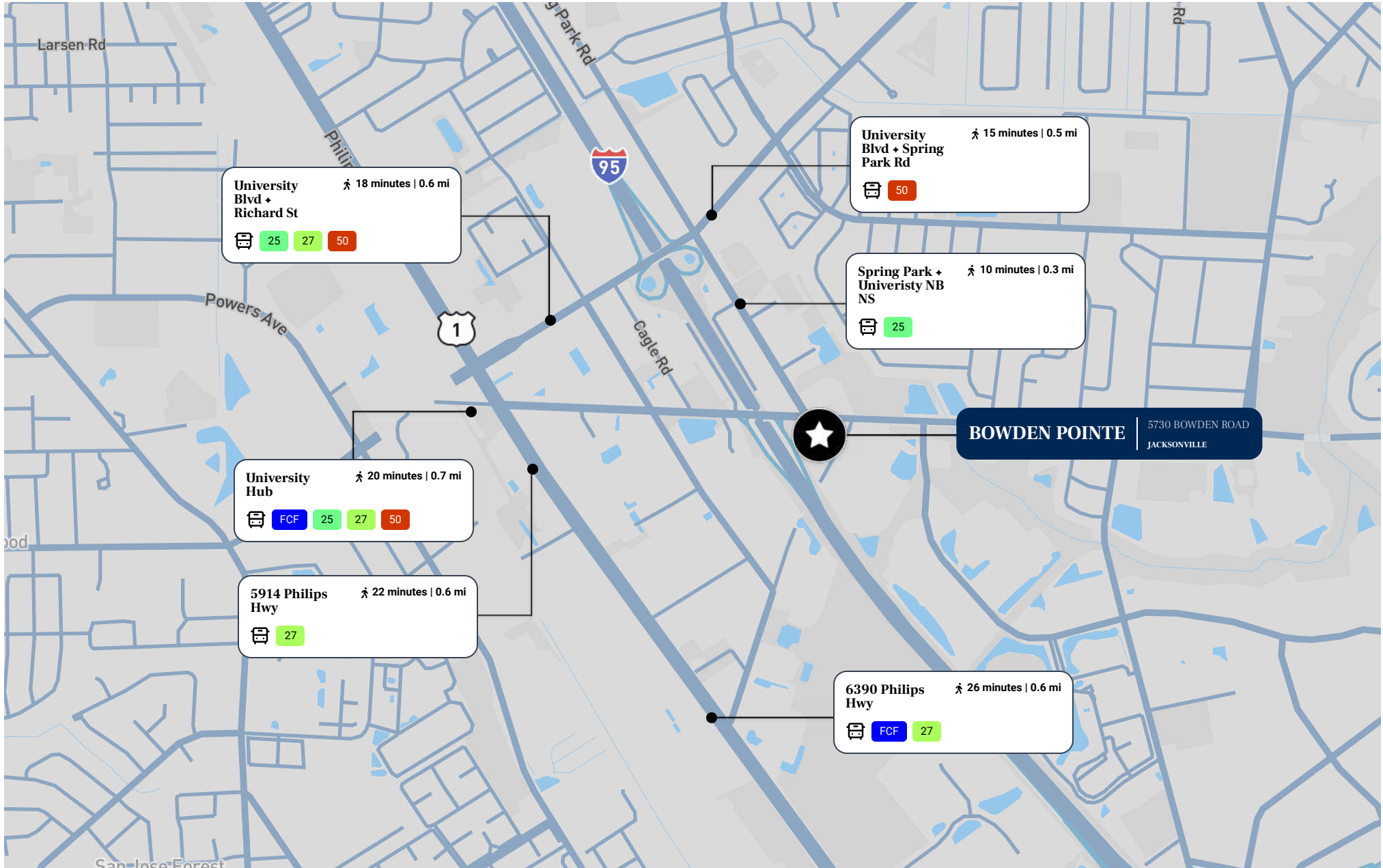
AREA MAP



AREA MAP



TRANSPORTATION MAP



Bowden Pointe

Jacksonville | FL



FINANCIAL SUMMARY

FINANCIAL OVERVIEW

PROPERTY DETAILS

| | |
|---------------------------|----------------|
| Price | \$8,750,000 |
| Down Payment | \$8,750,000 |
| Down Payment % | 100% |
| Number of Suites | 17 |
| Price Per SqFt | \$172.69 |
| Rentable Built Area (RBA) | 50,668 SF |
| Lot Size | 3.86 Acres |
| Year Built/Renovated | 1988 |
| Occupancy | 100.00% |
| Returns | Current |
| CAP Rate | 6.14% |

\$8,750,000

PRICE

50,668 SF

SQUARE-FOOTAGE

6.14%

CAPITALIZATION RATE

3.86 Acres

LAND ACREAGE

INCOME & EXPENSES

| Income | Current | Per SF |
|-------------------------------------|------------------|--------------|
| Scheduled Base Rental Income | 654,776 | 12.92 |
| Expense Reimbursement Income | | |
| Net Lease Reimbursement | | |
| CAM | 157,402 | 3.11 |
| Total Reimbursement Income | \$157,402 | 62.8% |
| Potential Gross Revenue | 812,177 | 16.03 |
| General Vacancy | -24,365 | 3.0% |
| Effective Gross Revenue | \$787,812 | 15.55 |

| Operating Expenses | Current | Per SF |
|-----------------------------|------------------|-------------|
| Electric | 12,175 | 0.24 |
| Trash Removal | 19,012 | 0.38 |
| Repairs & Maintenance | 38,962 | 0.77 |
| Landscaping | 7,895 | 0.16 |
| Insurance | 24,883 | 0.49 |
| Real Estate Taxes | 124,188 | 2.45 |
| Management Fee | 23,634 | 3.0% |
| Total Expenses | \$250,749 | 4.95 |
| Expenses as % of EGR | 31.8% | |
| Net Operating Income | \$537,063 | 10.6 |

TENANT SUMMARY

| Tenant Name | Suite | Square Feet | % Bldg Share | Lease Dates | | Annual | | |
|--|---------|---------------|-----------------------------|--------------------------------------|----------|---|--------------------------------------|------------------------------|
| | | | | Comm. | Exp. | Rent per Sq. Ft. | Total Rent Per Month | Total Rent Per Year |
| Jaesook Jang Old JAX Therapy | 101 | 1,550 | 3.1% | 6/1/09 | 5/31/27 | 14.75 | \$1,905 | \$22,863 |
| I am Brandon | 102 | 3,080 | 6.1% | 7/31/18 | 8/31/26 | 13 | \$3,337 | \$40,040 |
| Unity Christian | 103 | 846 | 1.7% | 3/1/19 | 2/28/30 | 11.87 | 837 | \$10,042 |
| Hairs to Beauty | 104 | 920 | 1.8% | 10/1/13 | 11/30/30 | 12.95 | 993 | \$11,914 |
| Voice of Joy Word Ministries Intl Inc | 105 | 2,928 | 5.8% | 1/1/21 | 12/31/30 | 12.94 | \$3,157 | \$37,888 |
| First Coast Dialysis Ctr | 110 | 6,333 | 12.5% | 6/9/04 | 6/30/31 | 11.65 | \$6,148 | \$73,779 |
| Pure Home of North Florida Inc | 202 | 1,970 | 3.9% | 4/1/24 | 3/31/28 | 13.8 | \$2,265 | \$27,180 |
| Sam Aldib | 203 | 2,928 | 5.8% | 7/1/24 | 8/31/31 | 12.5 | \$3,050 | \$36,600 |
| Team Florida Northeast | 204 | 1,425 | 2.8% | 1/1/26 | 12/1/29 | 10.75 | \$1,277 | \$15,319 |
| Vacant | 205 | 5,113 | 10.1% | | | 13.5 | \$5,752 | \$69,025 |
| Skyline Construction Inc | 304 | 1,875 | 3.7% | 6/1/19 | 11/30/30 | 10.81 | \$1,689 | \$20,269 |
| Jet Micro Corp | 305 | 1,875 | 3.7% | 11/1/25 | 10/31/29 | 12 | \$1,875 | \$22,500 |
| Follett Higher Education Group | 306-310 | 9,375 | 18.5% | 4/1/11 | 12/31/31 | 14.5 | \$11,328 | \$135,938 |
| Complete Printing Solutions & Copy Svc | 303 | 1,875 | 3.7% | 2/1/25 | 3/31/30 | 12.36 | \$1,931 | \$23,175 |
| Coastal Print/Imaging Inc | 107 | 4,825 | 9.5% | 4/1/19 | 8/31/29 | 9.75 | \$3,920 | \$47,044 |
| Be Offshore Inc/Ink Campaigns | 301-302 | 3,750 | 7.4% | 7/1/19 | 3/31/30 | 12 | \$3,750 | \$45,000 |
| Be Offshore Inc/Ink Campaigns *signage income | 301-302 | 0 | 0.0% | 7/1/19 | 3/31/30 | 0 | \$1,350 | \$16,200 |
| Total | | 50,668 | | | | 12.92 | \$54,565 | \$654,776 |
| | | | Occupied Tenants: 17 | Unoccupied Tenants: 0 | | Occupied GLA: 100.00% | | Unoccupied GLA: 0.00% |
| | | | | Total Current Rents: \$54,565 | | Occupied Current Rents: \$54,565 | Unoccupied Current Rents: \$0 | |

*Vacant space is currently being negotiated

Bowden Pointe

Jacksonville | FL



LEASE COMPARABLES

LEASE COMPARABLES



5730 Bowden Road

| | |
|---------------|--------------------------------|
| Tenant | Bowden Pointe |
| Property Type | Multi Tenant Industrial |
| Rent (\$/NNN) | - |
| GLA | |
| Building Area | 50,668 |



5944 Richard Street

| | |
|---------------|-----------------------|
| Tenant | Dream Motors |
| Property Type | Office Class B |
| Rent (\$/NNN) | \$12.00 |
| GLA | 4,000 SF |
| Building Area | 4,000 SF |



6800 Southpoint Pky

| | |
|---------------|---------------------------|
| Tenant | 1st Floor Sublease |
| Property Type | Office Class B |
| Rent (\$/NNN) | \$13.00 |
| GLA | 2,561 SF |
| Building Area | 78,589 SF |



6005 Powers Avenue

| | |
|---------------|---------------------------|
| Tenant | 1st Floor Direct |
| Property Type | Industrial Class B |
| Rent (\$/NNN) | \$14.00 |
| GLA | 6,615 SF |
| Building Area | 27,843 SF |

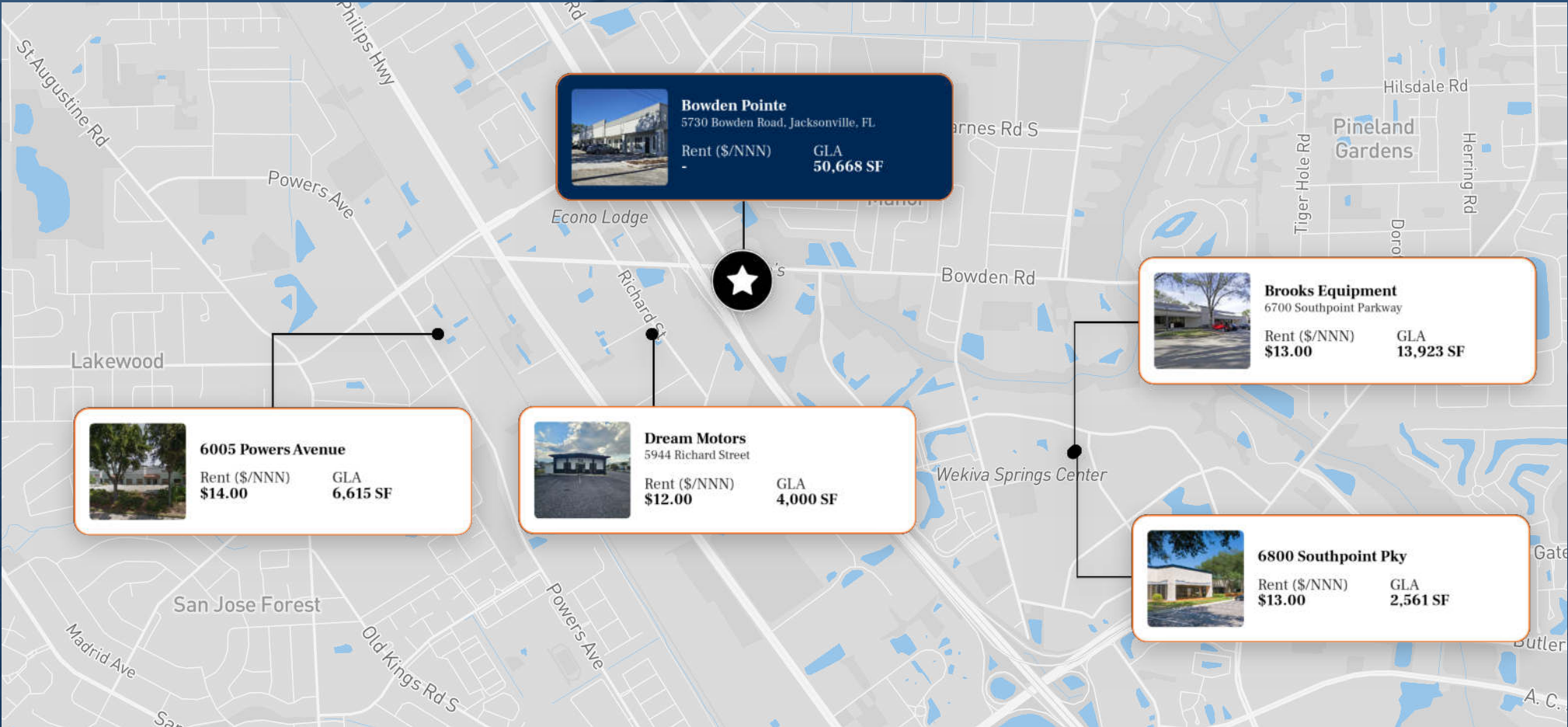


6700 Southpoint Pky

| | |
|---------------|-------------------------|
| Tenant | Brooks Equipment |
| Property Type | Office Class B |
| Rent (\$/NNN) | \$13.00 |
| GLA | 13,923 SF |
| Building Area | 46,500 SF |

LEASE COMPARABLES SUMMARY AND MAP

| Address | Name | Property Type | Rent (\$/NNN) | GLA | Building Area |
|----------------------|------------------|-------------------------|---------------|-----------|---------------|
| 5730 Bowden Road | Bowden Pointe | Multi Tenant Industrial | - | 50,668 SF | 50,668 SF |
| 5944 Richard Street | Dream Motors | Office Class B | \$12.00 | 4,000 SF | 4,000 SF |
| 6800 Southpoint Pky | - | Office Class B | \$13.00 | 2,561 SF | 78,589 SF |
| 6005 Powers Avenue | - | Industrial Class B | \$14.00 | 6,615 SF | 27,843 SF |
| 6700 Southpoint Pkwy | Brooks Equipment | Office Class B | \$13.00 | 13,923 SF | 46,500 SF |



Bowden Pointe

Jacksonville | FL

SALES COMPARABLES

SALES COMPARABLES



5730 Bowden Road

| | |
|--------------|----------------------|
| Name | Bowden Pointe |
| Sale Date | - |
| Sale Price | \$8,750,000 |
| Price per SF | \$172.69 |
| Land Area | 3.86 AC |
| RBA | 50,668 SF |
| Built Year | 1988 |



3600 Beachwood Court

| | |
|--------------|--------------------------|
| Name | 3600 Beachwood Ct |
| Sale Date | 12/5/2025 |
| Sale Price | \$4,500,000 |
| Price per SF | \$181.50/SF |
| Land Area | 1.52 A/66,211 SF |
| RBA | 24,793 SF |
| Built Year | 2003 |



11732 Beach Blvd

| | |
|---|---------------------------------------|
| Name | Woodsman Kitchens & Floors |
| Sale Date | 12/4/2025 |
| Sale Price | \$8,064,152 |
| Price per SF | \$223.02/SF |
| Land Area | 2.66 A/115,870SF |
| RBA | 36,159 SF |
| Built Year | 1996 |
| (Part of a 4-Property Portfolio) | |



3621 Beachwood Court

| | |
|---------------------------------------|--------------------------|
| Name | |
| Sale Date | 12/4/2025 |
| Sale Price | \$7,742,647 |
| Price per SF | \$171.66/SF |
| Land Area | 3.59 A/156,380 SF |
| RBA | 45,104 SF |
| Built Year | 2017 |
| Part of a 4-Property Portfolio | |



11744 Beach Blvd

| | |
|---|-------------------------|
| Name | 11744 Beach Blvd |
| Sale Date | 12/4/2025 |
| Sale Price | \$5,131,679 |
| Price per SF | \$223.02/SF |
| Land Area | 1.31 A/57,064SF |
| RBA | 23,010 SF |
| Built Year | 2001 |
| (Part of a 4 Property Portfolio) | |

SALES COMPARABLES



5919 Commonwealth Ave



6600 Youngerman Circle



10475 Fortune Parkway



10475 Fortune Parkway

| | |
|--------------|----------------------------|
| Name | 5919 ommonwealth Av |
| Sale Date | 11/12/2025 |
| Sale Price | \$4,800,000 |
| Price per SF | \$172.66/SF |
| Land Area | 3.01 AC/131,116 SF |
| RBA | 27,800 SF |
| Built Year | 1985 |

(West Side Submarket)

| | |
|--------------|----------------------------|
| Name | Baypointe at Argyle |
| Sale Date | 7/11/2025 |
| Sale Price | \$9,567,480 |
| Price per SF | \$213.98/SF |
| Land Area | 3.23 AC/140,699 SF |
| RBA | 44,712 SF |
| Built Year | 1988/1994 |

(Part of a 2-Property Sale)

| | |
|--------------|----------------------------|
| Name | Gran Park at Av 100 |
| Sale Date | 6/30/2025 |
| Sale Price | \$8,373,954 |
| Price per SF | \$202.11/SF |
| Land Area | 12.67 AC/551,905 SF |
| RBA | 41,433 SF |
| Built Year | 1992 |

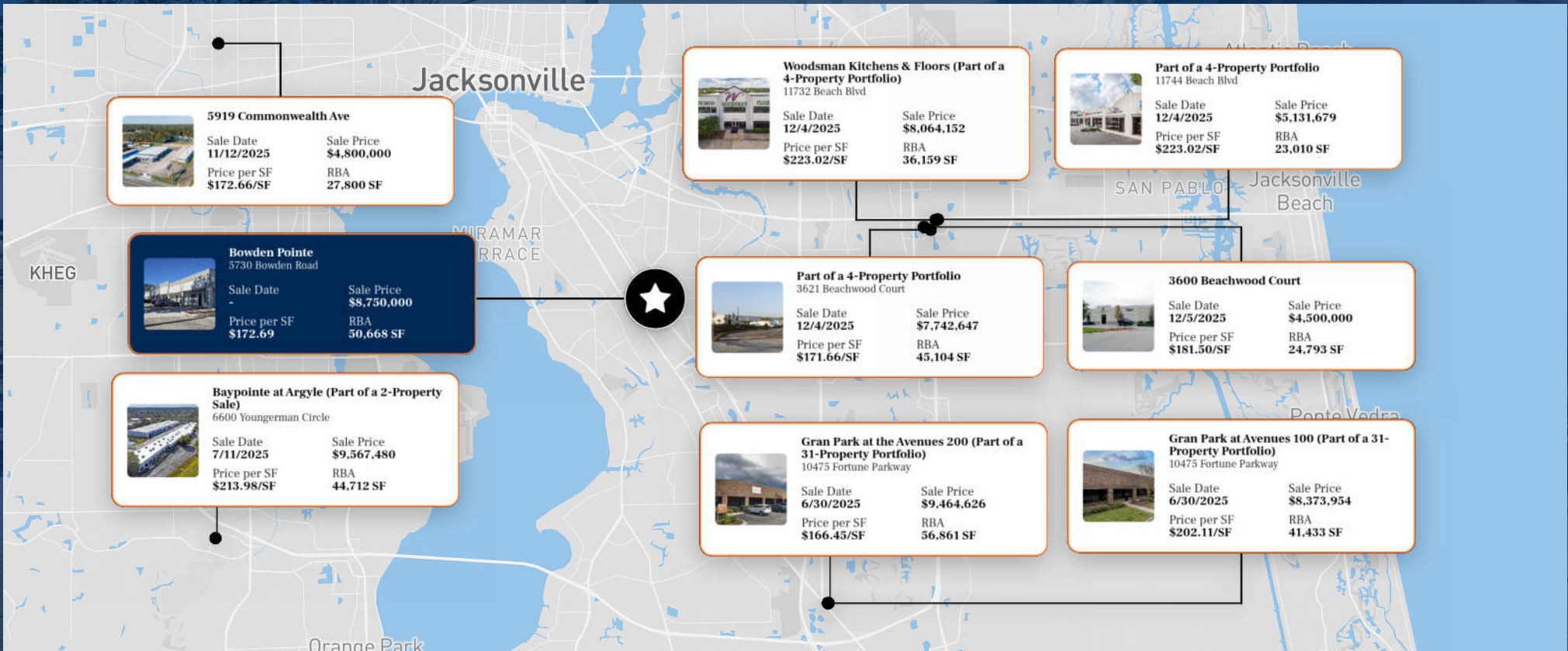
Part of a 31-Property Portfolio)

| | |
|--------------|--------------------------------|
| Name | Gran Park at the Av 200 |
| Sale Date | 6/30/2025 |
| Sale Price | \$9,464,626 |
| Price per SF | \$166.45/SF |
| Land Area | 12.66 AC/551,470 SF |
| RBA | 56,861 SF |
| Built Year | 1992 |

(Part of a 31-Property Portfolio)

SALES COMPARABLES SUMMARY AND MAP

| Name | Address | Sale Date | Sale Price | Price per SF | Land Area | RBA | Built Year |
|---|------------------------|------------|-------------|--------------|---------------------|-----------|------------|
| Bowden Pointe | 5730 Bowden Road | - | \$8,750,000 | \$172.69 | 3.86 AC | 50,668 SF | 1988 |
| 3600 Beachwood Ct | 3600 Beachwood Court | 12/5/2025 | \$4,500,000 | \$181.50/SF | 1.52 AC/66,211 SF | 24,793 SF | 2003 |
| Woodsman Kitchens & Floors (Part of a 4-Property Portfolio) | 11732 Beach Blvd | 12/4/2025 | \$8,064,152 | \$223.02/SF | 2.66 AC/115,870 SF | 36,159 SF | 1996 |
| Part of a 4-Property Portfolio | 3621 Beachwood Court | 12/4/2025 | \$7,742,647 | \$171.66/SF | 3.59 AC/156,380 SF | 45,104 SF | 2017 |
| Part of a 4-Property Portfolio | 11744 Beach Blvd | 12/4/2025 | \$5,131,679 | \$223.02/SF | 1.31 AC/57,064 SF | 23,010 SF | 2001 |
| 5919 Commonwealth Ave | 5919 Commonwealth Ave | 11/12/2025 | \$4,800,000 | \$172.66/SF | 3.01 AC/131,116 SF | 27,800 SF | 1985 |
| Baypointe at Argyle (Part of a 2-Property Sale) | 6600 Youngerman Circle | 7/11/2025 | \$9,567,480 | \$213.98/SF | 3.23 AC/140,699 SF | 44,712 SF | 1988/1994 |
| Gran Park at Avenues 100 (Part of a 31-Property Portfolio) | 10475 Fortune Parkway | 6/30/2025 | \$8,373,954 | \$202.11/SF | 12.67 AC/551,905 SF | 41,433 SF | 1992 |
| Gran Park at the Avenues 200 (Part of a 31-Property Portfolio) | 10475 Fortune Parkway | 6/30/2025 | \$9,464,626 | \$166.45/SF | 12.66 AC/551,470 SF | 56,861 SF | 1992 |





Bowden Pointe

Jacksonville | FL

MARKET OVERVIEW

JACKSONVILLE HIGHLIGHTS



Strategic Southeast Location

Jacksonville serves as a key Southeast logistics hub with access to major highways, rail systems, and port infrastructure, supporting efficient distribution and long-term demand for industrial and flex space.



Pro-Business Economic Environment

Jacksonville benefits from a favorable tax structure, business-friendly policies, and ongoing corporate relocations, contributing to a diverse and expanding economic base across multiple industries.



Robust Transportation Connectivity

Access to Interstate 95, major arterial roadways, and regional infrastructure enhances connectivity throughout the metro, making centrally located assets attractive to a wide range of users.



Sustained Population & Job Growth

The metro continues to experience steady population and employment expansion, driving increased demand for commercial space, particularly in centrally located infill submarkets like Southpoint.



Strong Infill Flex Demand

Small-bay industrial and flex properties remain in high demand as local and regional tenants prioritize proximity to labor, customers, and core business districts over large-scale distribution locations.



Attractive Investment Fundamentals

Jacksonville offers a combination of population growth, relative affordability, and stable industrial performance, positioning it as a desirable market for long-term commercial real estate investment.

JACKSONVILLE BY THE NUMBERS

#1

Largest city by land area in the U.S., supporting long-term industrial growth.

#10

Ranks among top U.S. industrial markets with 170M+ SF of inventory.

#4

Florida ranks among the fastest-growing states, with Jacksonville leading growth.

JACKSONVILLE INDUSTRIAL IMPACT

170M+ SF

TOTAL INDUSTRIAL INVENTORY
(ONE OF THE LARGEST MARKETS IN THE
SOUTHEAST)

9.3%

INDUSTRIAL VACANCY (Q4 2025)
REFLECTING A STABILIZING MARKET

\$9.17/SF

AVERAGE ASKING RENTS (NNN)
SUPPORTED BY LONG-TERM DEMAND

1M+

METRO POPULATION
DRIVING LABOR AND TENANT DEMAND

Strategic Hub

MAJOR ACCESS TO I-95, I-10 & JAXPORT
SUPPORTING REGIONAL DISTRIBUTION



MAJOR EMPLOYERS



The employment landscape surrounding 5730 Bowden Road in Jacksonville, FL, reflects a robust and diverse economic environment anchored by major corporate offices, business parks, and expansive medical facilities. Prominent employment nodes include the South Point Office Center and Enterprise Park, which house major corporate tenants and underscore the significance of the professional services sector in the local economy. Global and regional powerhouses such as Florida Blue, Bank of America, Black Knight, and Johnson & Johnson Vision operate massive campuses in the nearby Southside and Deerwood Park areas, collectively providing tens of thousands of stable, skilled jobs. Healthcare and life sciences are exceptionally well represented by a major medical corridor featuring HCA Florida Memorial Hospital, Specialty Hospital Jacksonville, and Ascension St. Vincent's Southside, further driving regional employment. This dense concentration of established corporate and medical employers contributes to profound economic resilience, offers workforce stability, and generates a captive, continuous demand base for commercial and industrial service providers, positioning the Southpoint multi-tenant industrial market for exceptional long-term growth.

| Employer | Industry | Employees | Distance |
|------------------------------|------------------------|-----------|----------|
| Fidelity National Financial | Financial Services | 23,000 | 6.7 mi |
| Mayo Clinic | Healthcare | 9,000 | 11.9 mi |
| Bank of America | Financial Services | 8,000 | 7.1 mi |
| Florida Blue | Healthcare | 8,000 | 5.9 mi |
| Black Knight | Technology | 6,100 | 6.0 mi |
| CSX Transportation | Transportation | 4,000 | 6.2 mi |
| Johnson & Johnson Vision | Advanced Manufacturing | 3,500 | 5.5 mi |
| University of North Florida | Education | 2,000 | 8.9 mi |
| Merrill Lynch | Financial Services | 1,000 | 6.9 mi |
| St. Vincent's Medical Center | Healthcare | 1,000 | 2.1 mi |

JACKSONVILLE ECONOMIC SNAPSHOT

~3.0% UNEMPLOYMENT

JACKSONVILLE'S UNEMPLOYMENT RATE REMAINS LOW, SUPPORTED BY STEADY JOB GROWTH AND A DIVERSIFIED ECONOMIC BASE ACROSS LOGISTICS, HEALTHCARE, AND FINANCE SECTORS.

~20,500 JOBS ADDED

THE JACKSONVILLE METRO CONTINUES TO SEE STRONG ANNUAL JOB CREATION, DRIVEN BY CORPORATE RELOCATIONS AND EXPANSION ACROSS KEY INDUSTRIES.

~1.0M+ WORKERS

A LARGE AND GROWING LABOR POOL SUPPORTS SUSTAINED DEMAND FOR INDUSTRIAL, FLEX, AND SERVICE-ORIENTED COMMERCIAL SPACE.

170M+ SF INDUSTRIAL

JACKSONVILLE RANKS AMONG THE LARGEST INDUSTRIAL MARKETS IN THE SOUTHEAST, SUPPORTING LONG-TERM TENANT DEMAND AND ABSORPTION.

~1.4M TEUs (JAXPORT)

THE PORT HANDLES OVER 1.4 MILLION TEUS ANNUALLY, REINFORCING JACKSONVILLE'S ROLE AS A MAJOR LOGISTICS AND DISTRIBUTION HUB.

\$30B+ ECONOMIC IMPACT

PORT AND LOGISTICS ACTIVITY GENERATE BILLIONS IN ANNUAL ECONOMIC OUTPUT, SUPPORTING JOB GROWTH AND INDUSTRIAL DEMAND.

JACKSONVILLE POPULATION EXPECTED TO OUTPACE NATIONAL GROWTH

1-MILE RADIUS

1,787,812

Metro Population

\$84,152

Median Household Income

1.3%

Projected Annual Growth

3-MILE RADIUS

86,000+

3-Mile Population

715,381

Total Households

3.8%

Unemployment Rate

5-MILE RADIUS

3.6%

2024 GDP Growth

22,000

Daily Traffic (AADT)

47

Walk Score

JACKSONVILLE METRO

34

Transit Score

44

Bike Score

\$6.5B

Downtown Pipeline

JACKSONVILLE POPULATION & WORKFORCE GROWTH



Jacksonville is one of Florida's fastest-growing major metros

Driven by in-migration, job creation, and business expansion, the region continues to outpace national population growth trends.



Jacksonville offers access to a large and expanding workforce

With over 1 million residents and a growing labor pool, the city supports a wide range of industries including logistics, healthcare, finance, and technology.



Duval County Public Schools is one of the largest districts in Florida

Serving more than 120,000 students across 190+ schools, the district supports a strong and sustainable workforce pipeline.



Access to Higher Education & Talent

The area is anchored by major institutions such as:

- University of North Florida
- Jacksonville University
- Florida State College at Jacksonville





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ADVISORY TEAM

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