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RESIDENTNEWS.NET

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Real Estate Sales Ignite Further Interest in San Marco

Popular market gains quality of life amenities, catalytic growth

BY KAREN RIELEY
Resident Community News

The long-anticipated and now eminent opening of the Publix center at the corner of Hendricks Avenue and Atlantic Boulevard has become the catalyst for increased interest in San Marco real estate, as evidenced by the recent sale of two prominent office buildings at 1639 and 1649 Atlantic Boulevard. The building at 1639 Atlantic Boulevard sold for \$3.4 million. The adjacent building at 1649 Atlantic Boulevard sold for \$2.25 million.

Bob Warren, broker and president of Warren & Company Realty Advisors, represented the seller. Christian Harden of NAI Hallmark represented the buyer in the transaction. Both buildings had been recently renovated and include 40 parking spaces.

Together those sales and Publix's opening have changed the primary traffic pattern into San Marco, according to Warren.

"Jacksonville has become an increasingly strong real estate market as a whole, and the San Marco and Riverside sub-markets continue to gain popularity among resident, tenants and investors," Warren said.

Warren foresees additional demand to live work and play in those two neighborhoods throughout 2022.

"This will continue to improve quality of life, which in turn brings additional retail goods and services," he said. "While increased traffic and overall density will be affected and might be looked at as a negative by some, a neighborhood Publix also brings an improved quality of life that few other improvements can."

Warren likens predicted growth in San Marco to the well-known phrase, "a rising tide lifts all boats."

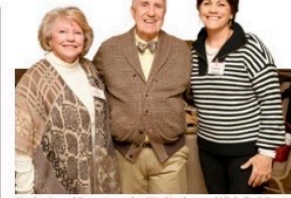
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BOB WARREN
WARREN & COMPANY REALTY ADVISORS

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IN HOMES BY FEBRUARY 5TH, 2022



NeeCee Lee with guest speaker Ward Lariscy and Michelle Kehner

Rallying for the Red Shield

The Women's Auxiliary of the Northeast Florida Area Command of the Salvation Army gathered to get ahead of goals for the 2022 fundraising season.

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Forum welcomed NFL legend

Heather and Jim Moseley welcomed Terry Bradshaw to town for the Florida Forum's second installment of the 2021-22 speaker series.

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L-Bella A., runner-up, R-Abigail P., winner

Abigail P. wins spelling bee

C-O-N-G-R-A-T-U-L-A-T-I-O-N-S to Abigail P., who won San Jose Episcopal Day School's recent spelling bee and will soon move on to the Duval County Spelling Bee. Bella A. was the runner up. "The children were so well prepared and excited to participate in this yearly tradition," said Mrs. Weaver, whose son Drew was also a participant. F-U-N was had by all.



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