

FOR LEASE

1712 - 1736 UNIVERSITY BLVD. SOUTH



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

1712 - 1736 University Boulevard South, Jacksonville, FL 32216



OFFERING SUMMARY

Lease Rate:	\$14.00-16.00 SF/yr (NNN)
Building Size:	10,026 SF
Available SF:	1,400 - 4,920 SF
Lot Size:	1.1 Acres
Number of Units:	2
Renovated:	2024
Zoning:	CRO

PROPERTY OVERVIEW

Two (2) professional/medical office spaces available on University Blvd. South. 1712 University Blvd., Suite 1722- offers 1,400 +/- SF available immediately. The space has a nice reception and check-in area, with an open area, a lab, and ADA restroom. 1736 University Blvd. is a freestanding building that offers over 4,900 +/- SF of professional office or medical space which includes thirteen (13) offices, a large meeting room, break room and three (3) storage/utility rooms. The building was originally designed as a medical clinic with a large waiting room, ten (10) exam rooms, three (3) offices, four (4) restrooms. Available October 1, 2025. Both buildings have an abundance of parking and an overflow lot behind both buildings.

PROPERTY HIGHLIGHTS

- Two (2) professional or medical spaces available.
- 1,400 +/- SF or 4,920 +/- SF
- Abundance of parking
- Rental Rates: 1712 University Blvd., Suite 1722- \$14.00 p.s.f. + \$4.62 p.s.f. CAM.
- Rental Rates: 1736 University Blvd. - \$16.00 p.s.f. + \$4/62 p.s.f. CAM.

PRESENTED BY:

AMANDA KINKADE

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EXECUTIVE SUMMARY

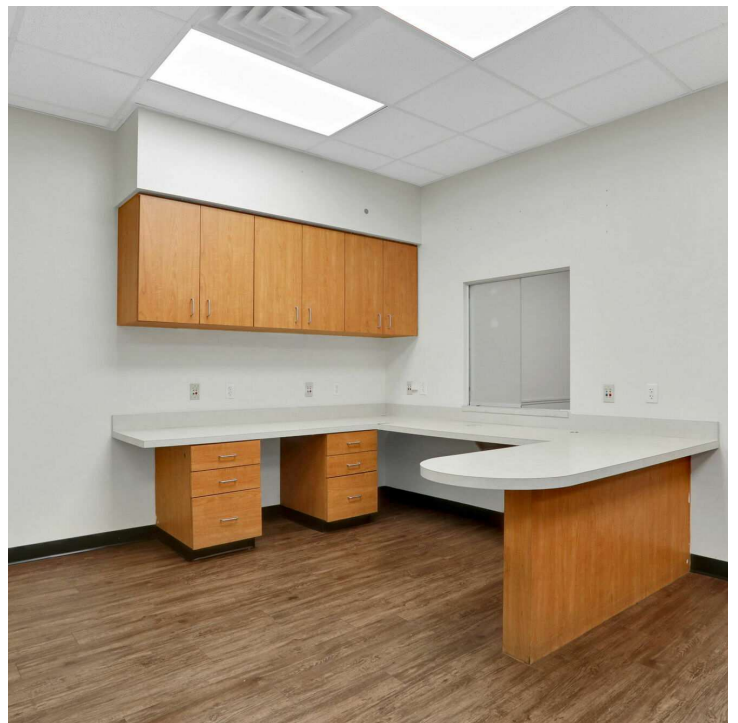
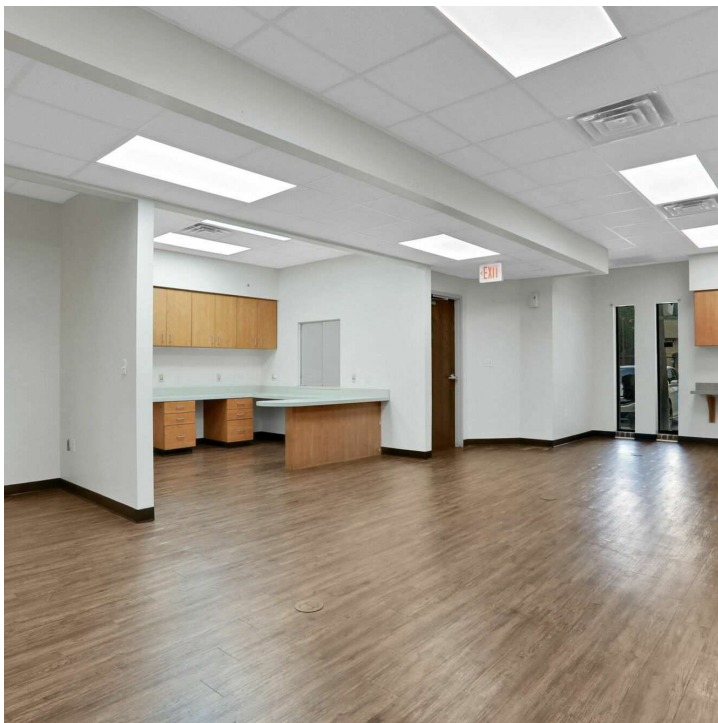
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ADDITIONAL PHOTOS

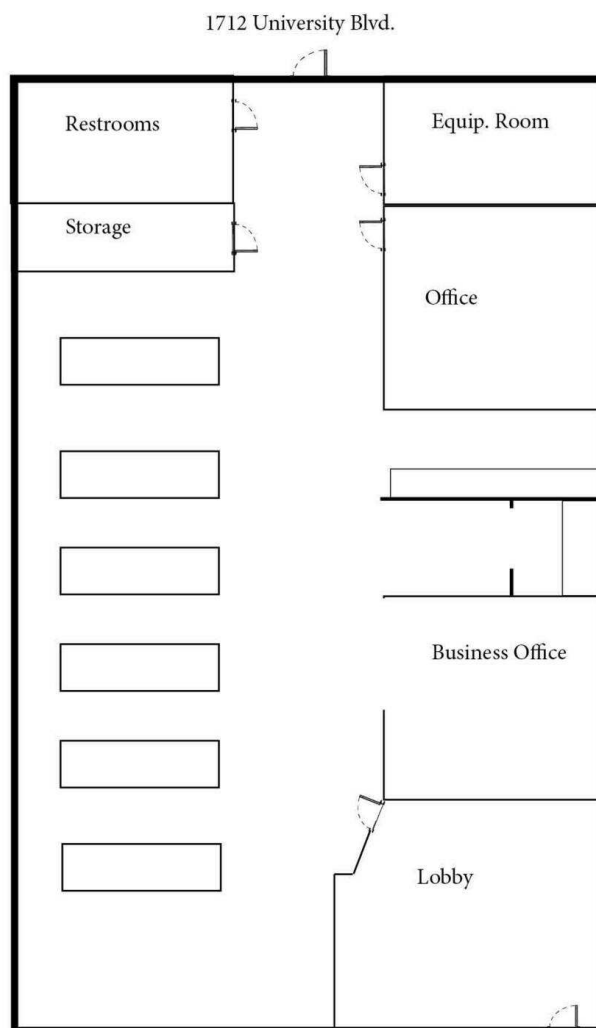
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FLOOR PLANS

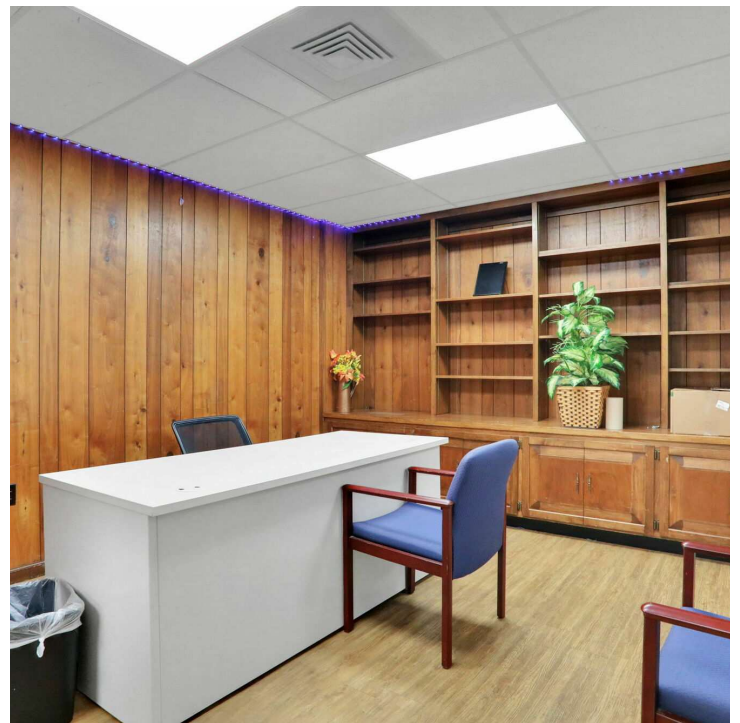
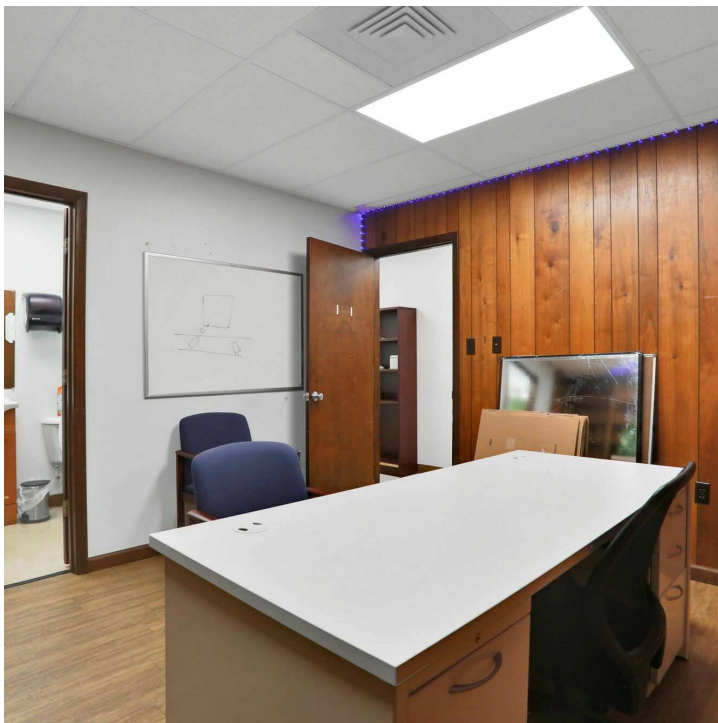
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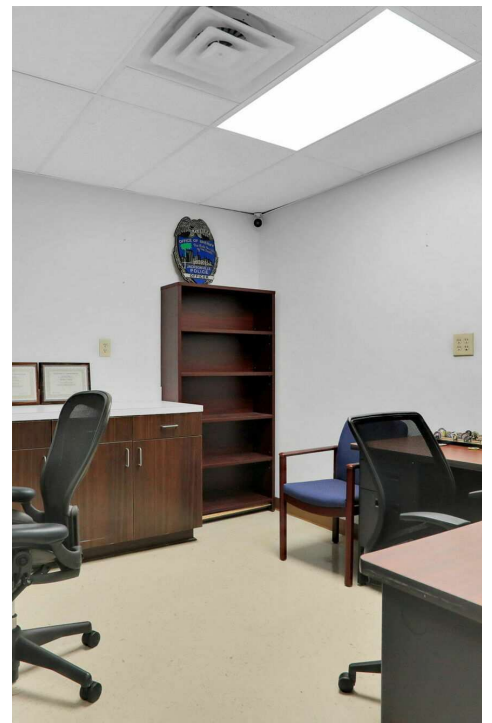
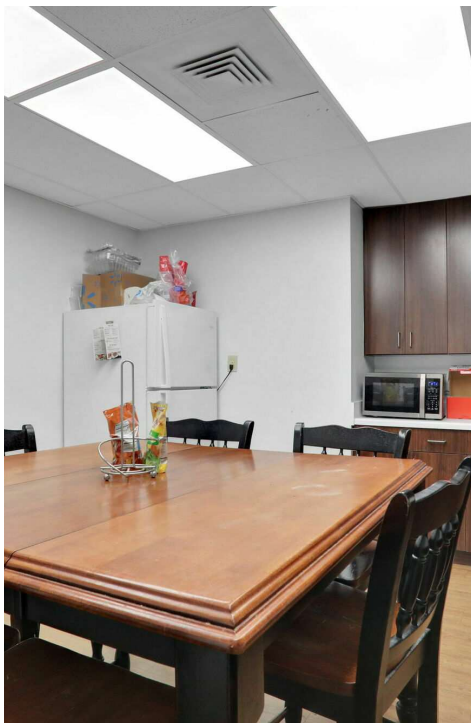
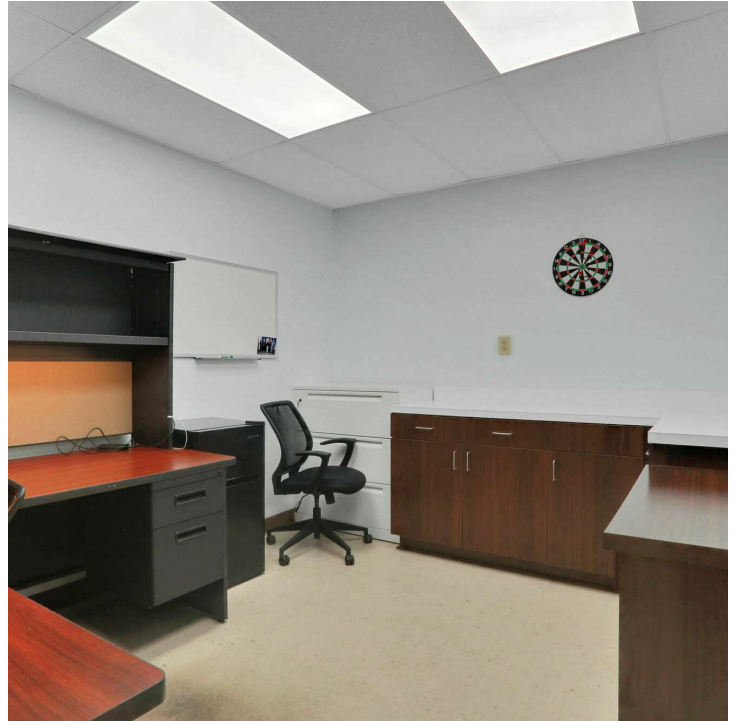
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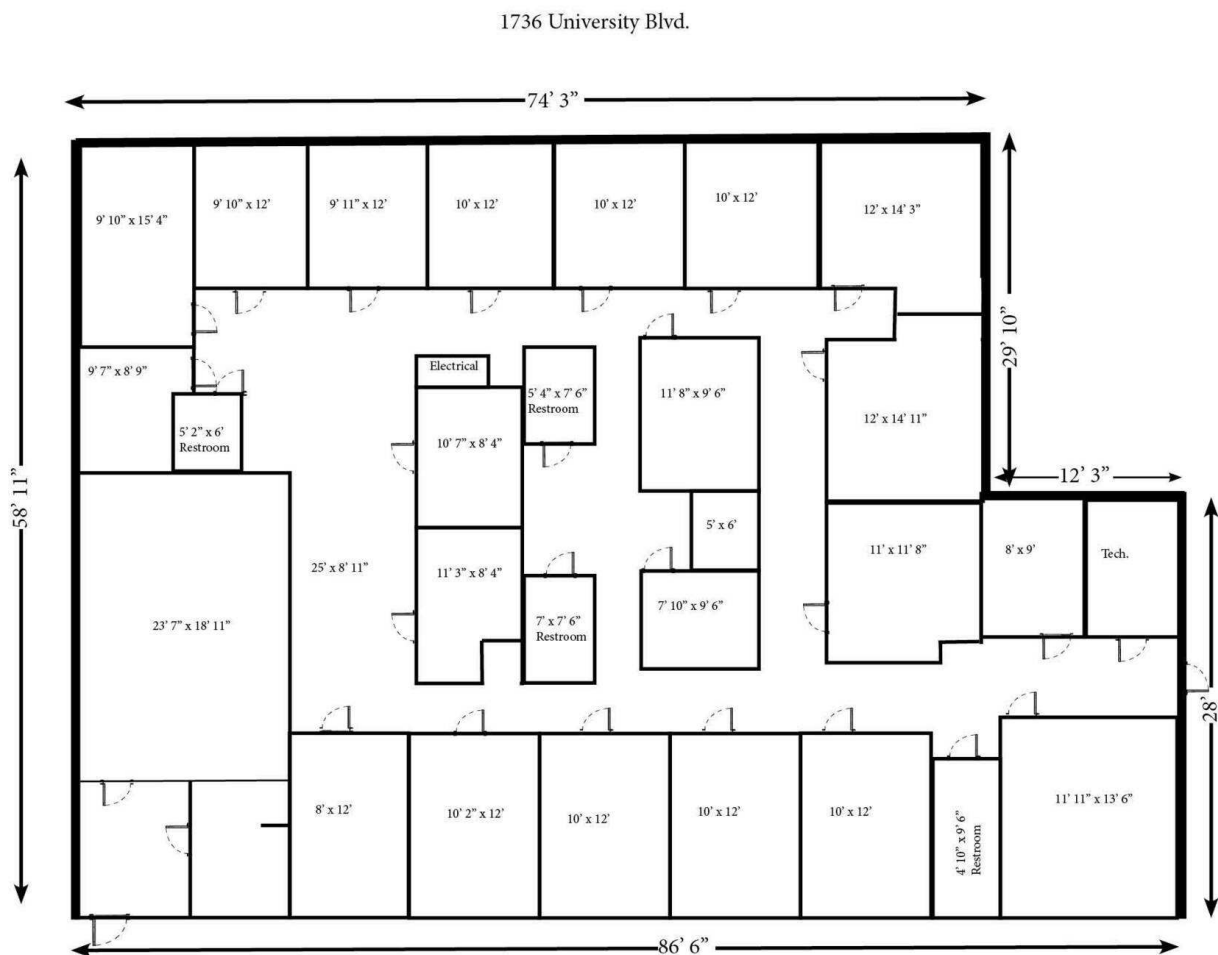
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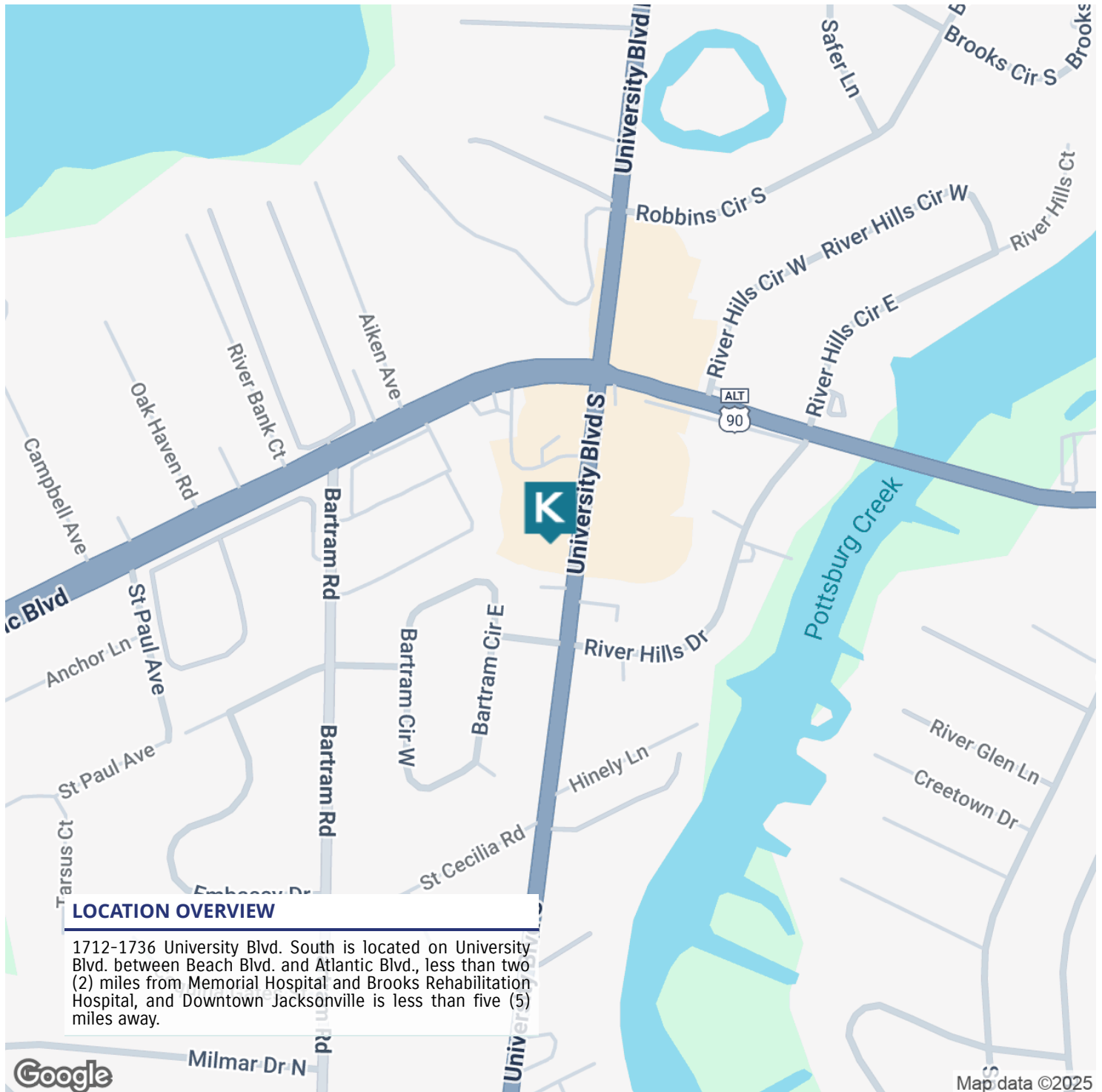
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LOCATION MAP

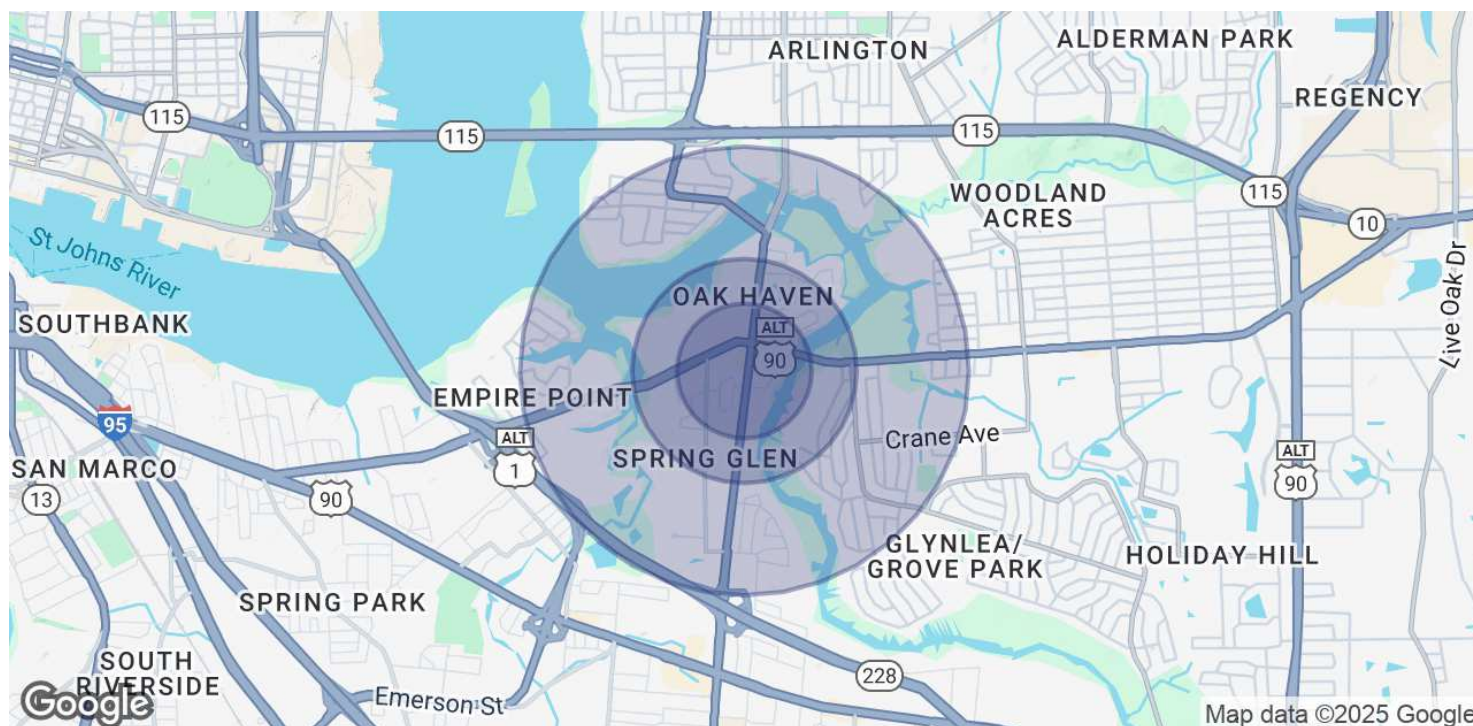
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	867	2,045	8,314
Average Age	42	43	41
Average Age (Male)	41	42	41
Average Age (Female)	44	44	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	403	944	3,678
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$95,112	\$95,631	\$86,122
Average House Value	\$300,909	\$308,076	\$347,930

Demographics data derived from AlphaMap

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DEMOGRAPHICS MAP & REPORT