

Emerson Medical Plaza

4555 Emerson Street, Jacksonville, FL 32207



AVAILABLE SPACE
2,336 - 16,622 RSF

 **VIEW SUITES**

- First-floor and entire second-floor availability
- UF Health Family Medicine, premier anchor tenant
- Easily accessible from I-95 and US Rte 90 and only 10 minutes from downtown Jacksonville
- Adjacent to Medical Partners Surgery Center and UF Health Women's Center, and 5 minutes to HCA Florida Memorial Hospital
- Building signage opportunities
- Generous Tenant Improvement Allowance with flexible terms

Excellent location
adjacent to ASC with
first-floor and entire
second-floor availability.

POPULATION (5-MILE RADIUS)

196,390

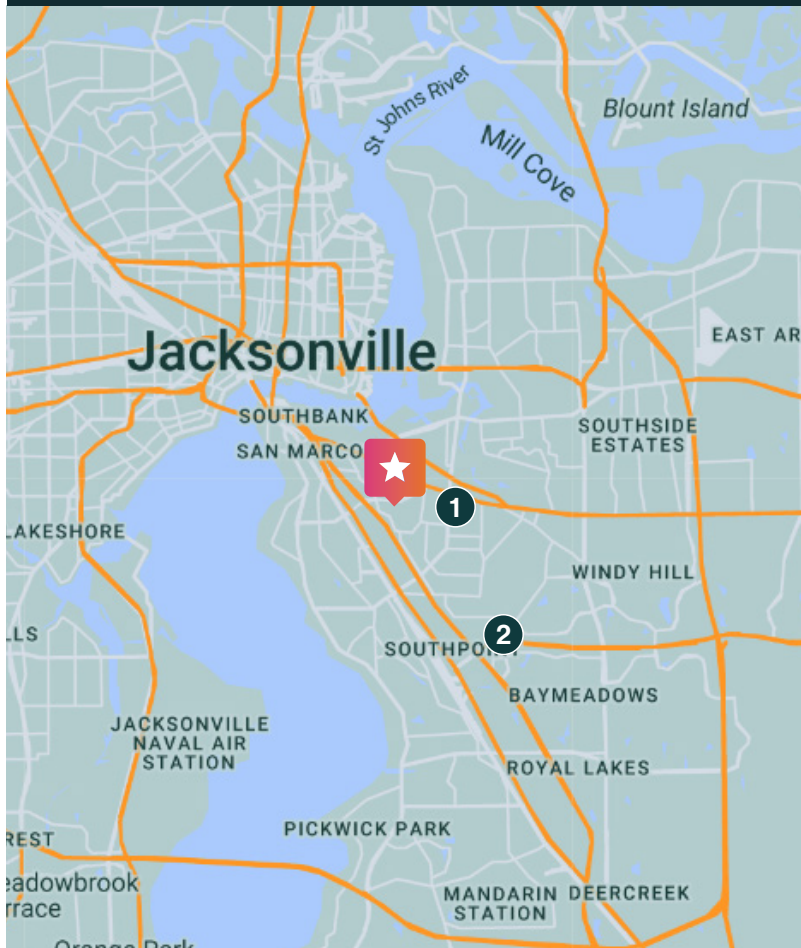
AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$70,119

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

96.6%

4555 EMERSON STREET, JACKSONVILLE, FL 32207



NEARBY HOSPITALS

	DISTANCE	DRIVE TIME
1. HCA Florida Memorial Hospital	1.7 mi	5 min
2. Ascension St. Vincent's Southside	5.7 mi	11 min

SURROUNDING POINTS OF INTEREST

- Walgreens
- ALDI
- Publix
- St. John's Town Center
- Hyatt Regency Jacksonville Riverfront
- San Jose Country Club
- Anytime Fitness
- Starbucks
- Bitty & Beau's Coffee
- Bono's Pit Bar-B-Q
- Wendy's
- McDonald's

BRIAN BURKS, EVP | LEASING

770.891.2082 direct
bburks@remedymed.com

PARKER CHAPMAN, SENIOR ASSOCIATE | LEASING

404.556.8328 direct
pchapman@remedymed.com