

Medical Office Ownership Opportunity

6817 Southpoint Pkwy, Suite 502-503 Jacksonville, FL



Ample Parking for
Surface Medical
Users



Convenient Access
to JTB, I-95
& I-295



0.7 Miles to
Ascension St.
Vincent Hospital



2,320 SF Medical
Built Office
Condo

Medical Investment/User Opportunity in an Established Medical Cluster

The property benefits from excellent regional connectivity, abundant parking, an established medical tenant base, and proximity to major healthcare facilities, including Ascension St. Vincent's Southside Hospital approximately 0.7 miles away.

The existing medical buildout includes multiple exam rooms, treatment areas, cabinetry, sinks, medical equipment infrastructure and reception/office functionality, allowing a medical user to potentially occupy the space with significantly less conversion work than a traditional office suite.



PRIME MEDICAL SPACE

209,800+

Population within
5 miles

29,269 AADT

On Belfort Road
& JTB

\$81,395

Average Household
income

6.2%

Projected
Population Growth

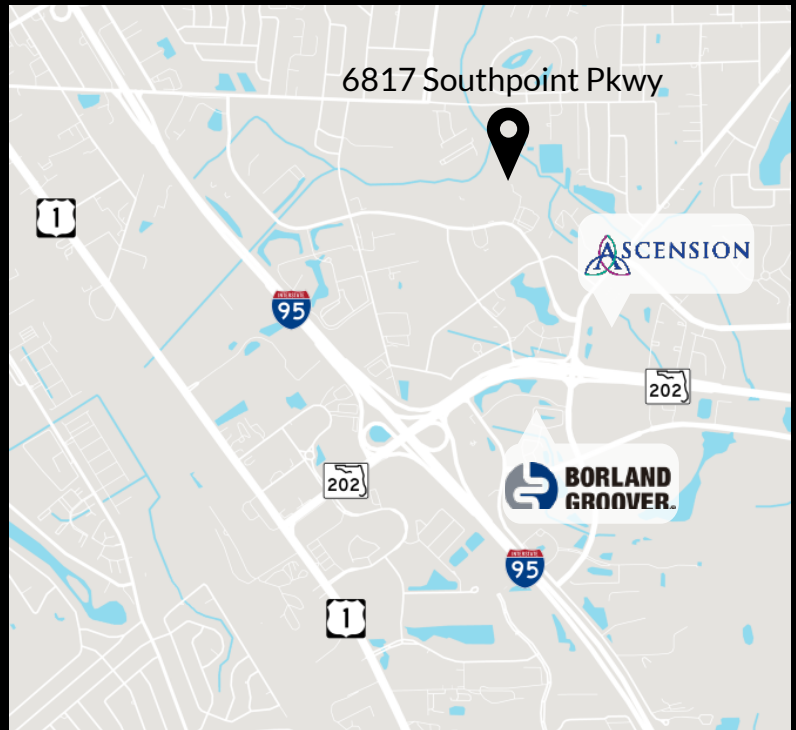
ESTABLISHED MEDICAL ENVIRONMENT

- ±2,320 SF Medical Office Condo
- Suites 502-503
- Medical-specific existing buildout
- Multiple exam/treatment rooms
- Existing cabinetry and medical infrastructure
- Reception and administrative areas
- Abundant surface parking
- Established medical/professional office center with a diverse mix of healthcare practices, including Cardiology, Infectious Disease, Family Medicine, Psychiatry, Nephrology, and more.
- ±0.7 miles to Ascension St. Vincent's Southside Hospital
- 29,269 VPD on Belfort Road
- Convenient access to JTB, I-95 & I-295
- Minutes from St. Johns Town Center
- Strong and growing surrounding demographics
- Limited vacancy within the immediate medical-office corridor



CENTRALLY LOCATED IN JACKSONVILLE'S SOUTHPOINT MEDICAL CORRIDOR

The property provides convenient access to J. Turner Butler Boulevard (SR-202), I-95, I-295, U.S. 1 and Belfort Road, making it easily accessible for both patients and medical professionals.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	7,929	89,233	209,802
2030 Population Projection	8,427	94,760	222,777
Average Household Income	\$81,395	\$69,185	\$68,080

TRAFFIC COUNTS

Belfort Road & JTB	29,269 AADT
JTB & I-95	171,000 AADT

SOUTHPOINT MEDICAL CONDO

Join an established medical community surrounded by healthcare providers and positioned less than one mile from Ascension St. Vincent's Southside Hospital.



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