

LEASE

550 BALMORAL CIRCLE N

Jacksonville, FL 32218



PROPERTY DESCRIPTION

Private and spacious office suite available for immediate occupancy. This office space is perfect for a wide range of professional office uses and offers a comfortable and productive working environment.

PROPERTY HIGHLIGHTS

- Development in the Park includes Sam's Club, U.S. Post Office, Medical and Professional Offices. Anheuser-Busch Major Employer Nearby!
- Very Stable Occupancy History: Lots of Retail, Industrial and Other Commercial Properties Located Nearby!
- New Industrial, Retail, Residential Developments Nearby Provides Continued Growth!
- Easy Ingress and Egress to Property!

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Available SF:	820 SF
Lot Size:	2.18 Acres
Building Size:	4,200 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,942	7,433	16,802
Total Population	4,784	17,947	39,009
Average HH Income	\$59,412	\$60,689	\$53,268

Eric Maimo
(904) 537-6443

Adam Lanteigne
(602) 702-4288

Bob Buckmaster, CCIM
(904) 392-5151



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

301 AND 302

550 Balmoral Circle N, Jacksonville, FL 32218



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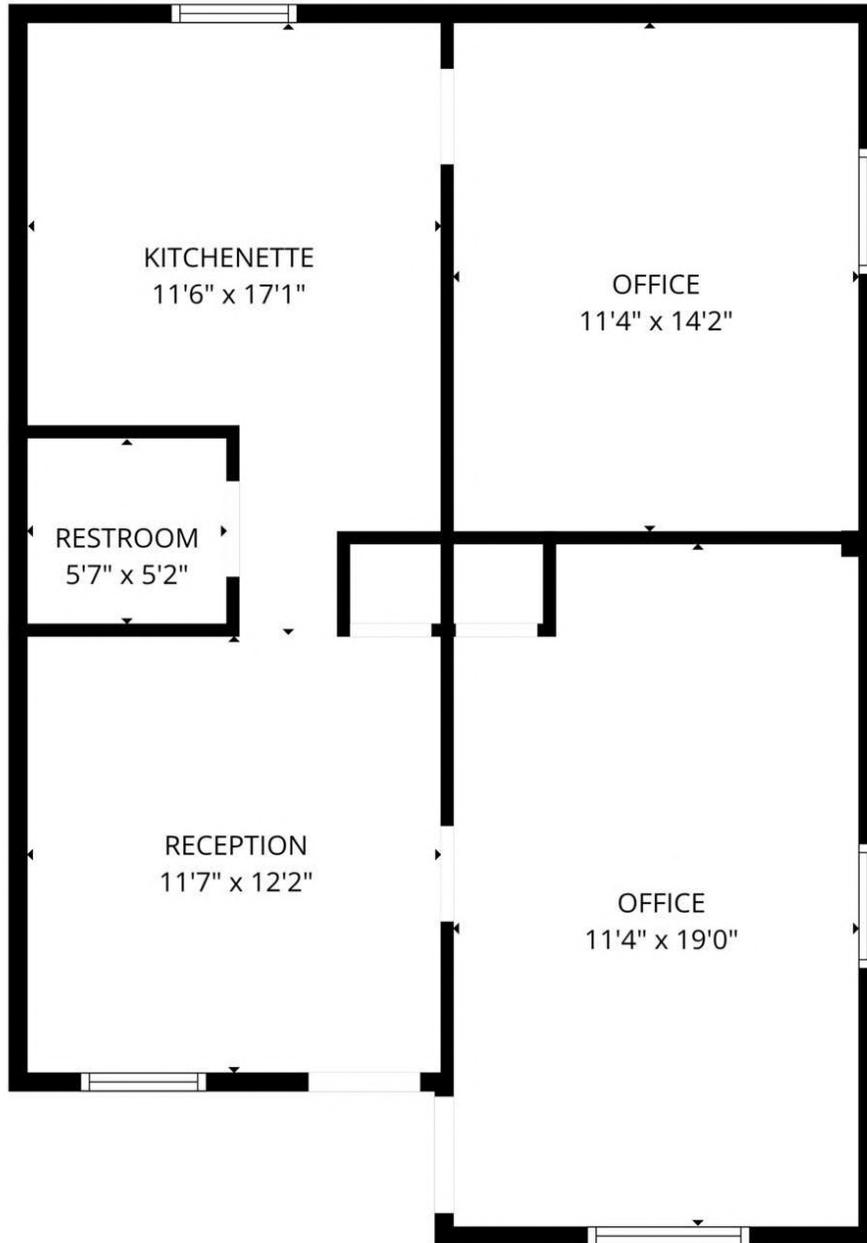


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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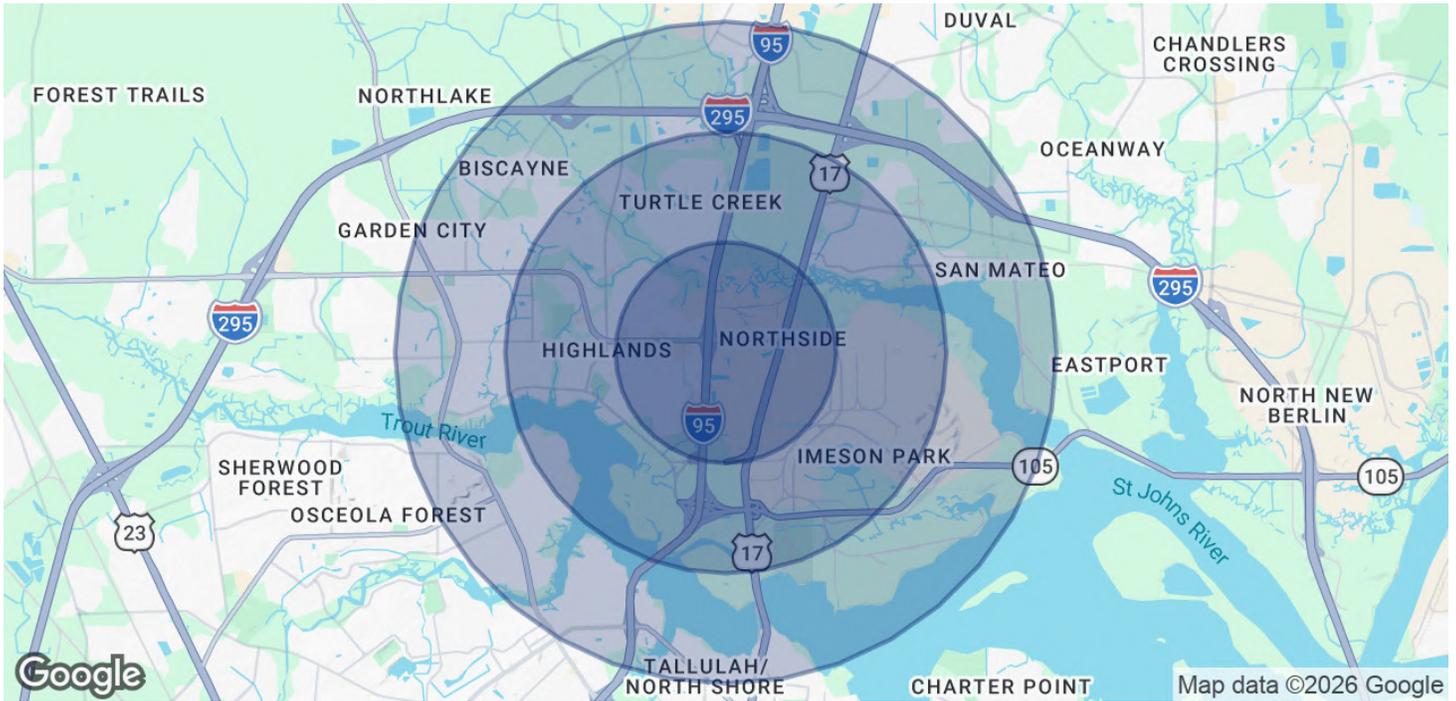


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,784	17,947	39,009
Average Age	29.2	36.1	37
Average Age (Male)	32.4	36.4	35.6
Average Age (Female)	28.4	35.2	37.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,942	7,433	16,802
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$59,412	\$60,689	\$53,268
Average House Value	\$106,441	\$127,469	\$128,699

2020 American Community Survey (ACS)

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