

FOR SUBLICENSE

10696 OLD SAINT AUGUSTINE ROAD

Jacksonville, FL 32257



OFFERING SUMMARY

| | |
|---------------|---------------------|
| Lease Rate: | \$25.00 SF/yr (NNN) |
| Available SF: | 5,669 SF |

PROPERTY OVERVIEW

Offering medical space available for sublease through March 2032. There is approximately 5,669 SF of medical space available which is currently being used as an imaging center. This property is located in the heart of Mandarin with close proximity to I-295.

PROPERTY HIGHLIGHTS

- Versatile office spaces
- Modern amenities
- Professional environment
- Ample parking
- Strategic location
- Sleek lobby
- Well-appointed interiors
- Bright, spacious layouts

PRESENTED BY:

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AMANDA KINKADE

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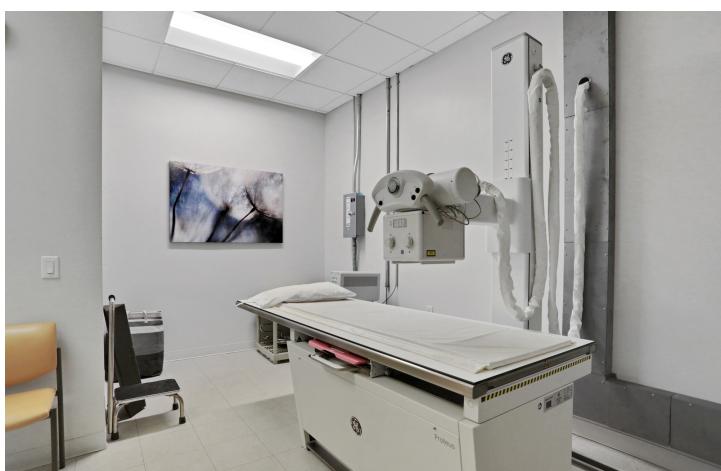
EXECUTIVE SUMMARY

FOR SUBLEASE

10696 OLD SAINT AUGUSTINE ROAD

KINKADE
COMMERCIAL REAL ESTATE
2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

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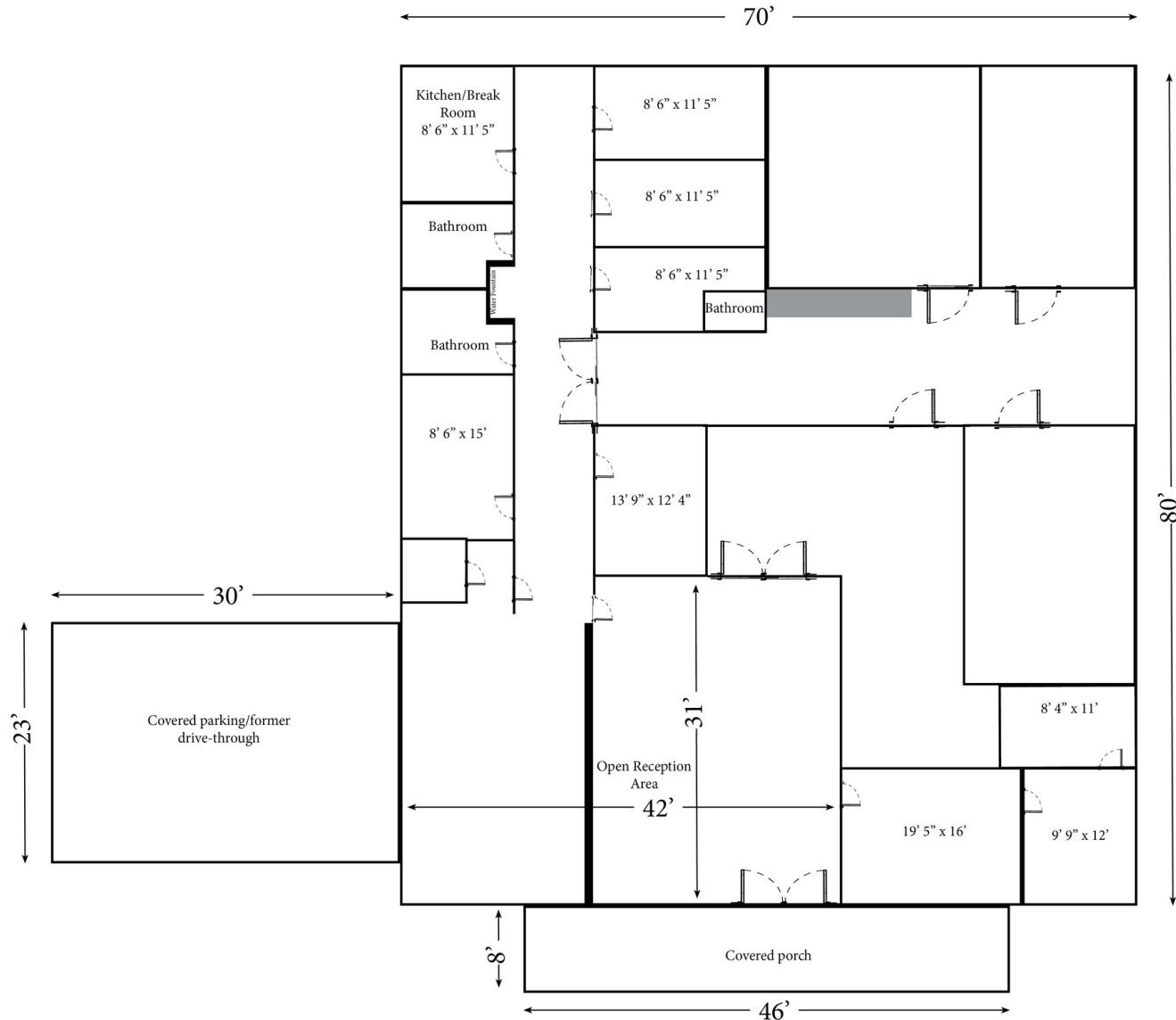
ADDITIONAL PHOTOS

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FLOOR PLANS

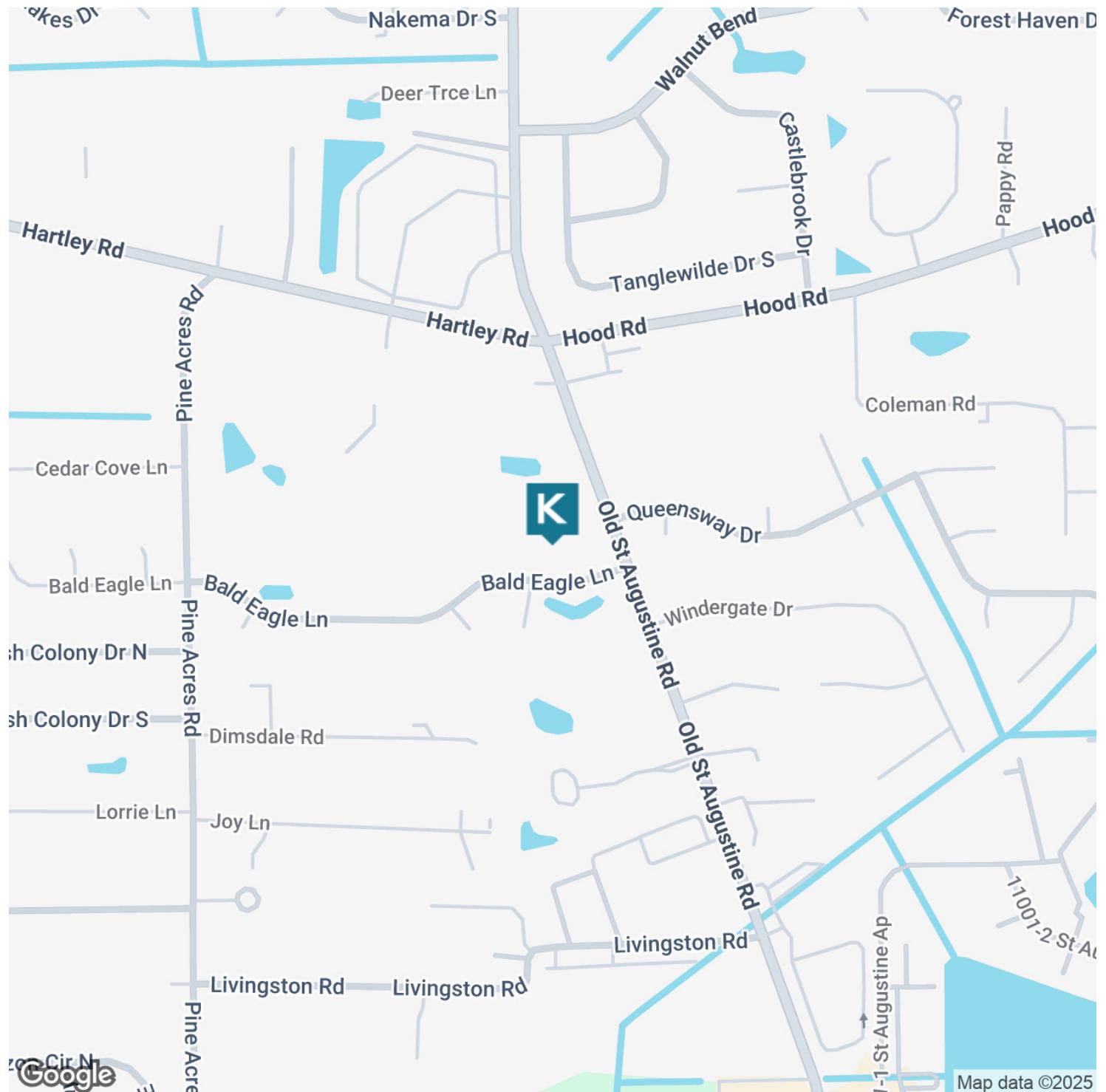
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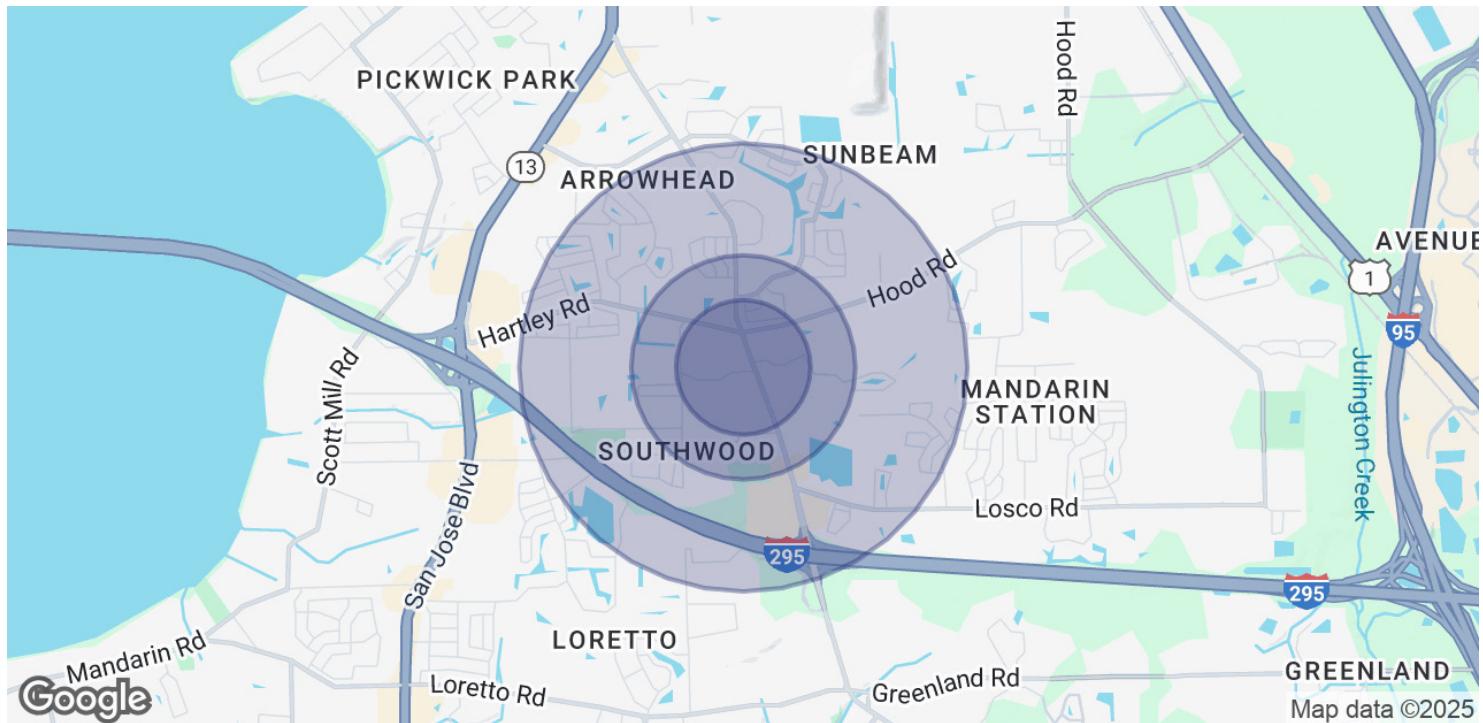
LOCATION MAP

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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 1,046 | 4,276 | 15,717 |
| Average Age | 47 | 44 | 42 |
| Average Age (Male) | 43 | 41 | 40 |
| Average Age (Female) | 50 | 46 | 44 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 445 | 1,877 | 6,881 |
| # of Persons per HH | 2.4 | 2.3 | 2.3 |
| Average HH Income | \$73,971 | \$78,429 | \$87,402 |
| Average House Value | \$260,296 | \$264,203 | \$283,650 |

Demographics data derived from AlphaMap

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