

FOR SUBLEASE

10696 OLD SAINT AUGUSTINE ROAD



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

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:

ROCHELLE PERSALL

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AMANDA KINKADE

904.635.6376

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EXECUTIVE SUMMARY

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ADDITIONAL PHOTOS

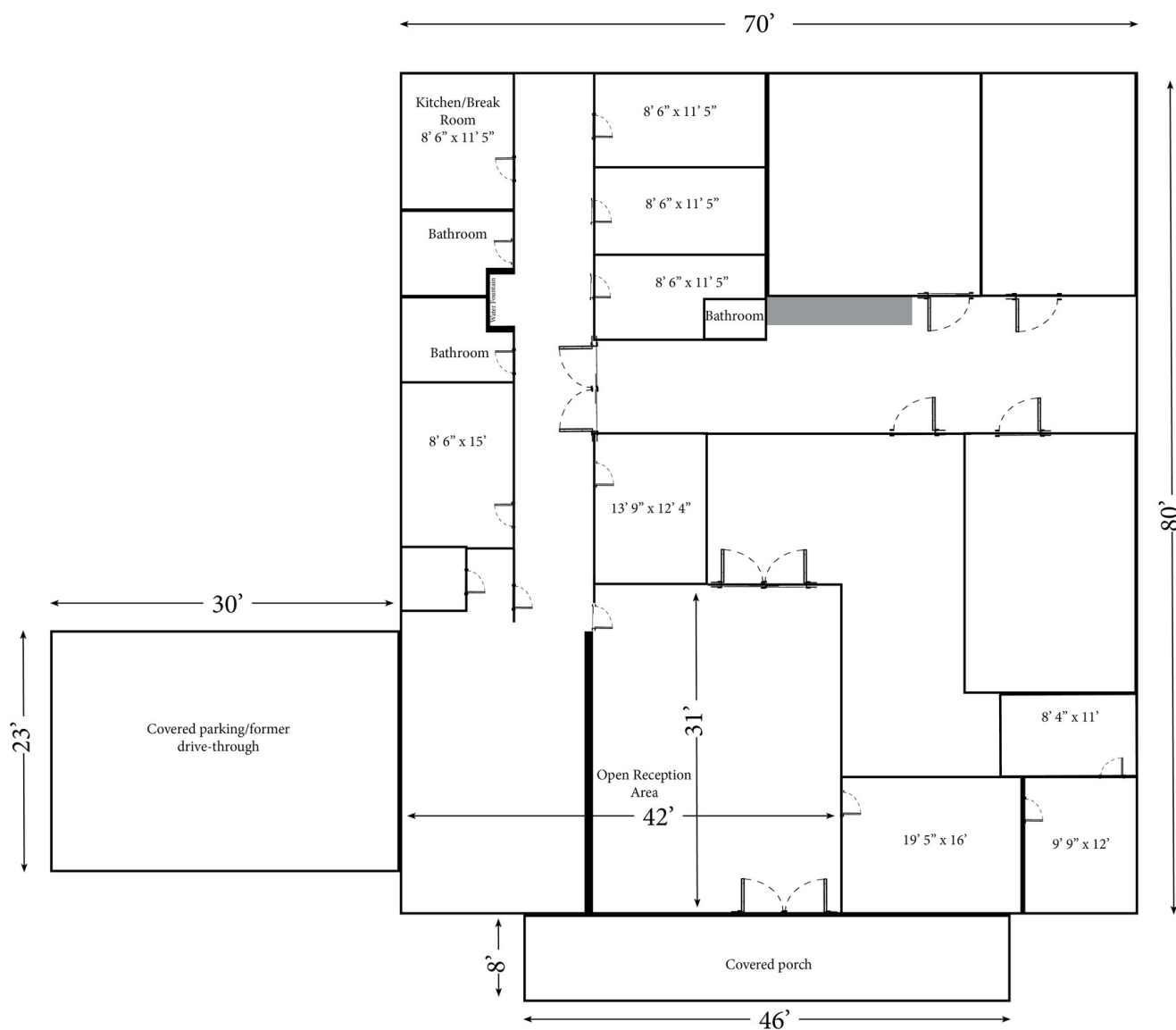
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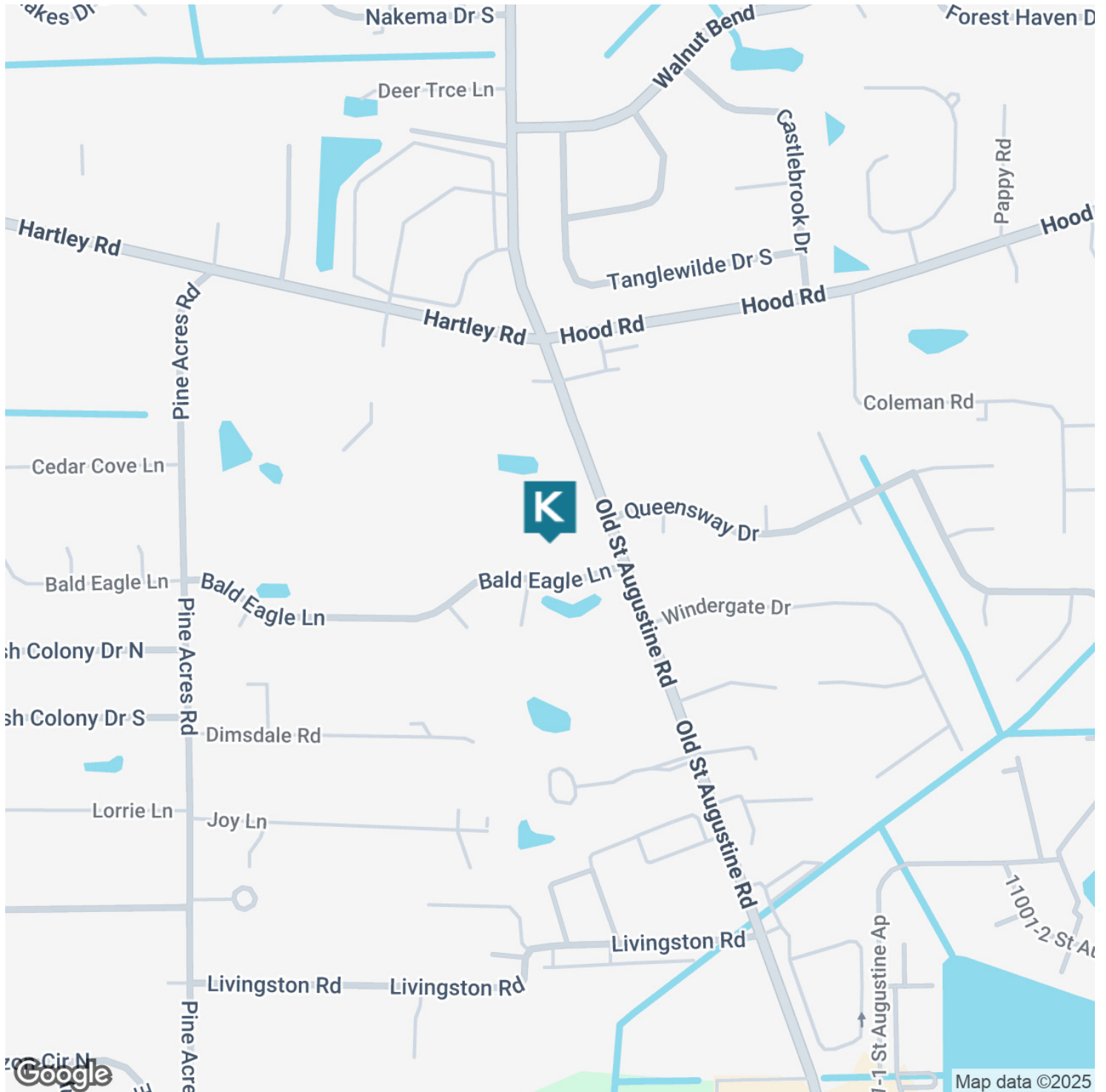
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LOCATION MAP

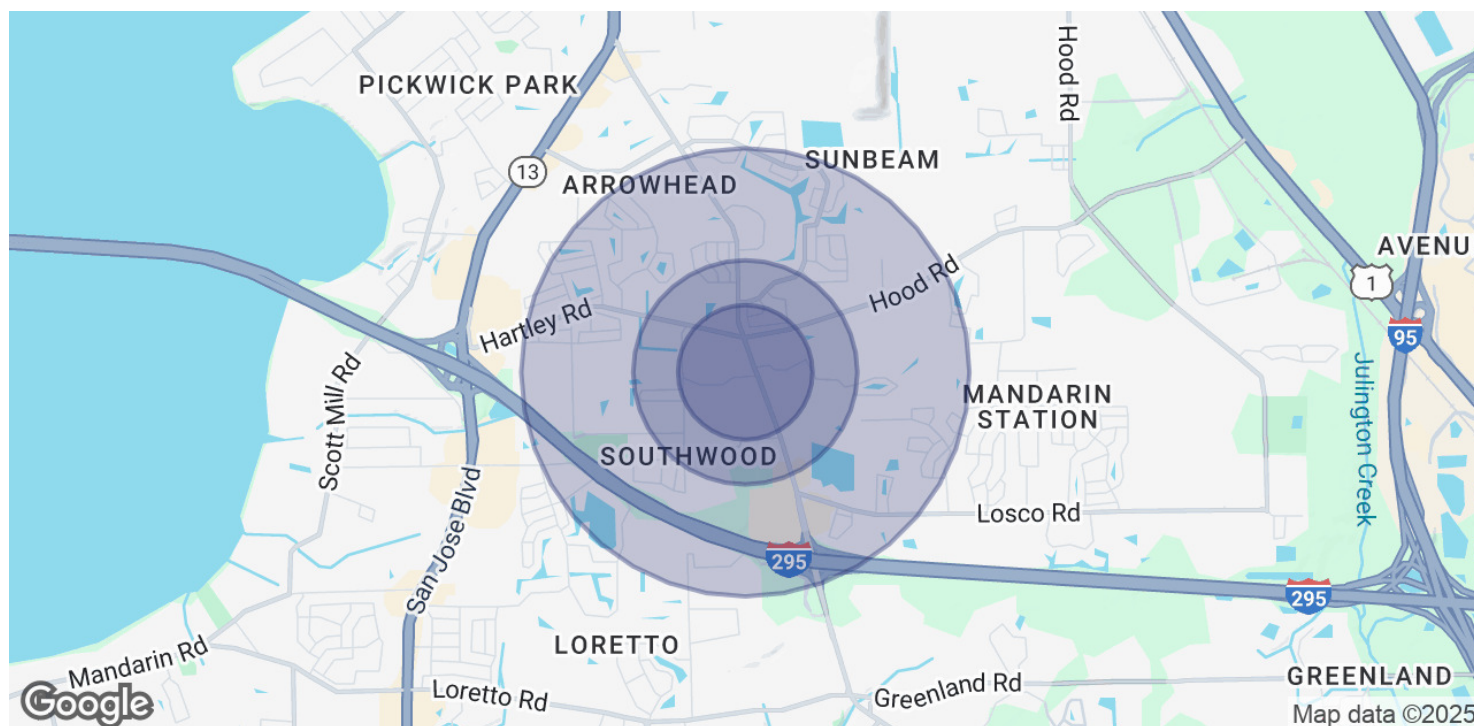
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,046	4,276	15,717
Average Age	47	44	42
Average Age (Male)	43	41	40
Average Age (Female)	50	46	44

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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