

# LEASE

3938 SUNBEAM ROAD

Jacksonville, FL 32257



## PROPERTY DESCRIPTION

Commercial space for lease in gorgeous brick office structure. Equipped with its own restroom and kitchen space. Conveniently situated to meet all your necessities in San Jose. Ideal for a variety of small businesses. Prominent signage adorns both the front and the end facing Sunbeam Rd, ensuring visibility. The building is thoughtfully illuminated at night, providing a professional and inviting presence.

## PROPERTY HIGHLIGHTS

- Zoning: Commercial, Residential and Office (CRO)
- Signage on Sunbeam Road!
- Availability 24/7!
- Building is Available for Sale!

## LOCATION DESCRIPTION

Located in the vibrant Mandarin area of Jacksonville. About 1/8 mile east of San Jose on south side. There are 3 office buildings in the small park. This building is on the west end.

## OFFERING SUMMARY

Lease Rate:	\$18.50 - 18.75 SF/yr (NNN)
Available SF:	1,137.5 SF
Building Size:	4,550 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	706	1,808	5,663
Total Population	1,526	3,945	12,894
Average HH Income	\$75,909	\$82,512	\$100,155

**Eric Maimo**  
(904) 537-6443



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES



# LEASE

## UNIT #1

3938 Sunbeam Road, Jacksonville, FL 32257



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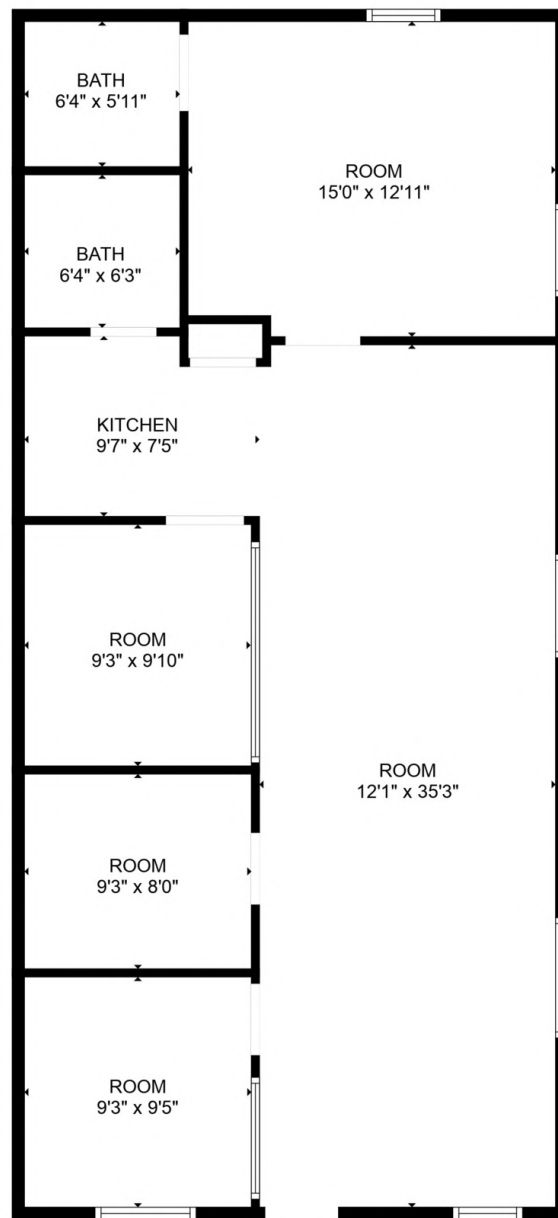


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# LEASE

UNIT #1

1,137.5 SF



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

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# LEASE

## UNIT #2

3938 Sunbeam Road, Jacksonville, FL 32257



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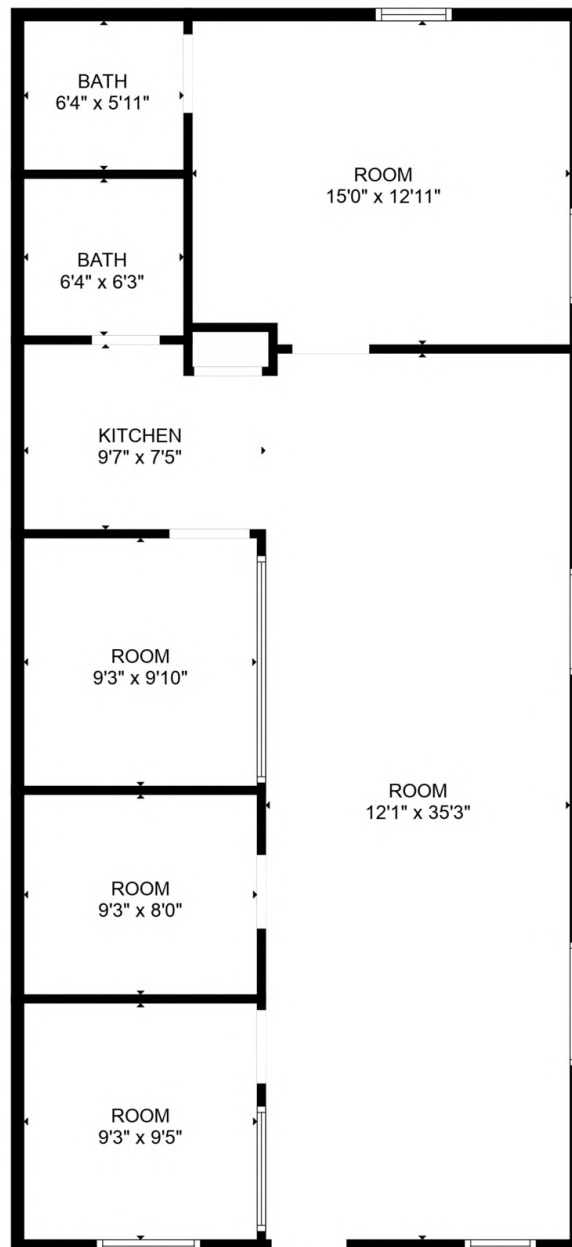


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# LEASE

UNIT #2

1,137.5 SF



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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,137.5 SF	Lease Rate:	\$18.50 - \$18.75 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite #1	Available	1,137 SF	NNN	\$18.75 SF/yr	-
Suite #2	Available	1,137 SF	NNN	\$18.50 SF/yr	-

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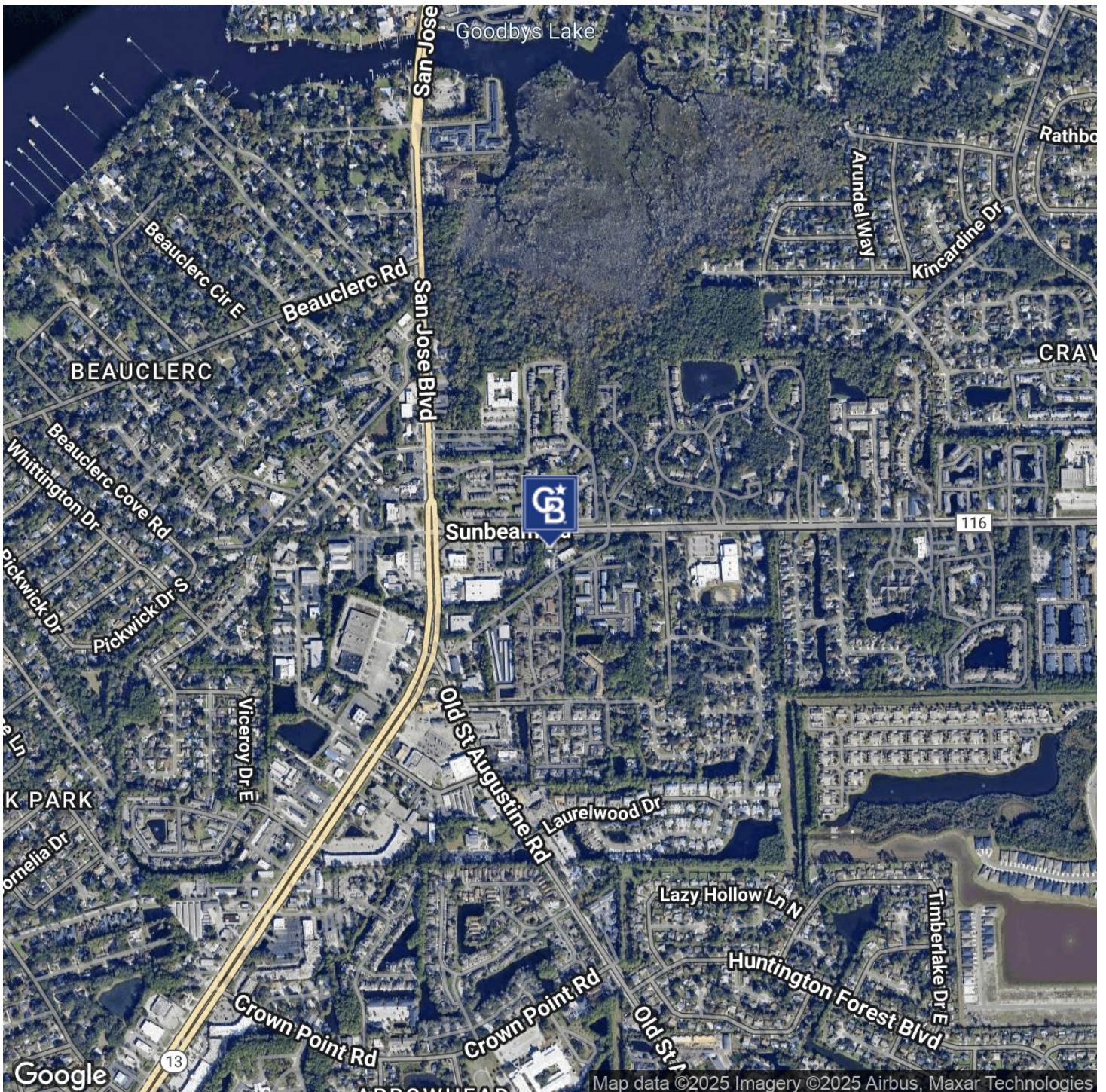
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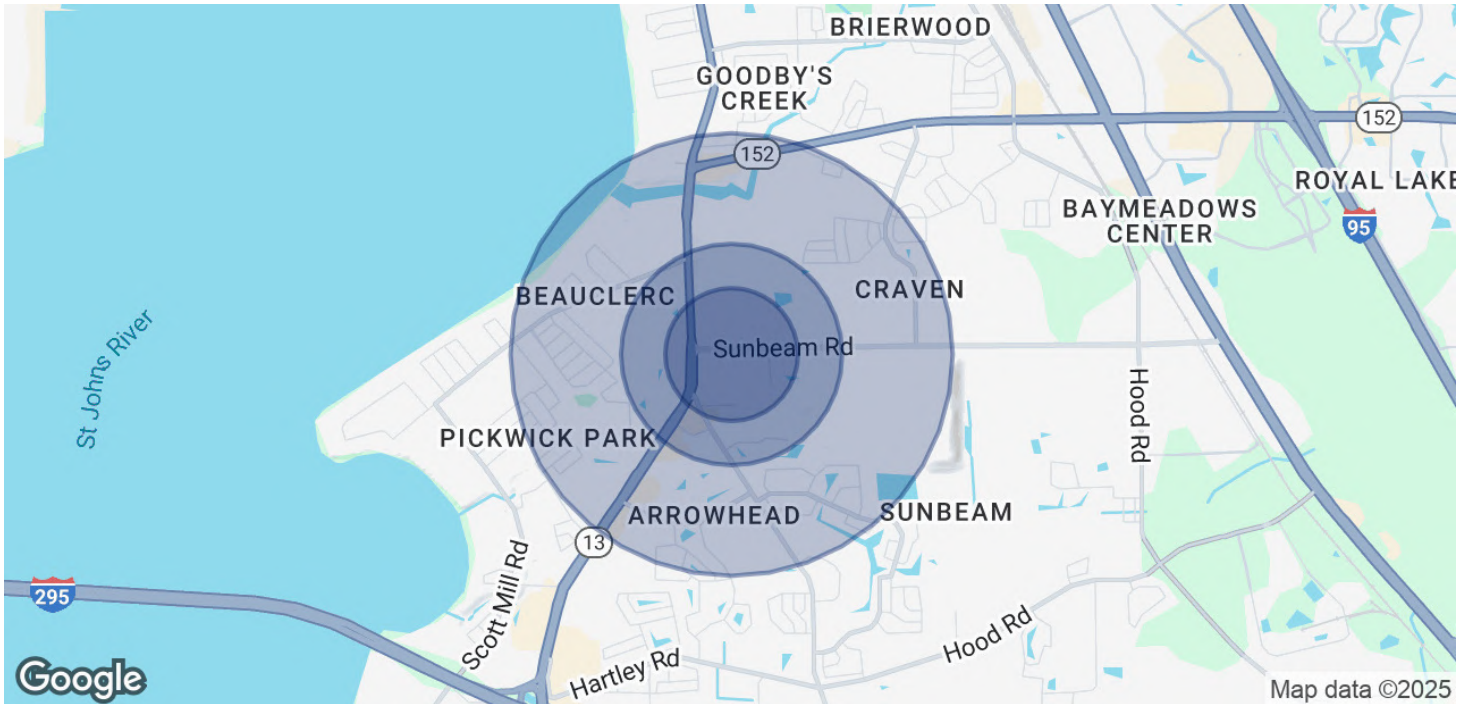
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,526	3,945	12,894
Average Age	39	41	42
Average Age (Male)	37	38	40
Average Age (Female)	41	42	44

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	706	1,808	5,663
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$75,909	\$82,512	\$100,155
Average House Value	\$255,793	\$271,636	\$311,575

Demographics data derived from AlphaMap

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