

MEMORIAL OFFICE PARK

4251 UNIVERSITY BLVD S, JACKSONVILLE, FL 32216



OFFERING SUMMARY

Lease Rate:	\$20.00 - 32.00 SF/yr (MG)
Building Size:	8,584 SF
Available SF:	485 - 1,170 SF
Lot Size:	0.879 Acres
Number of Units:	14
Year Built:	1972
Renovated:	2023
Zoning:	CCG-1
Market:	Jacksonville
Submarket:	Southside

PROPERTY OVERVIEW

SVR Commercial is proud to present the opportunity to lease move-in ready store front suites near Memorial Hospital on the highly traveled University Blvd. Suites were recently updated and are move-in ready. Professional office suites that are ideal for medical, office, and retail use. Salon Suite Packages available.

PROPERTY HIGHLIGHTS

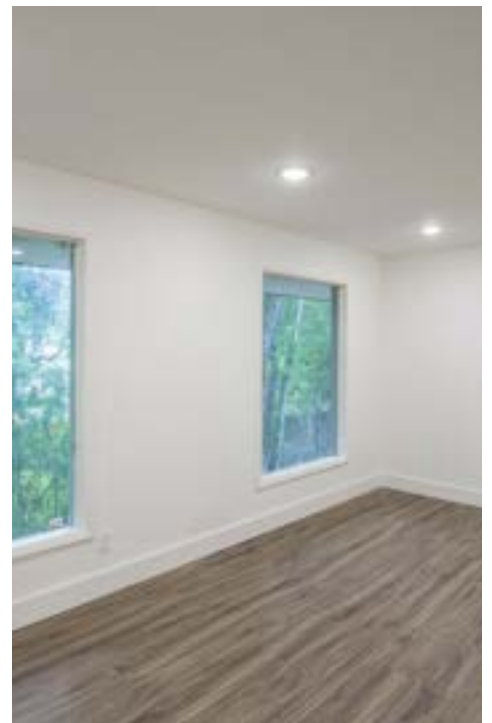
- Professional Offices
- Located near Memorial Hospital
- Turn-key Salon Suite Package
- Recently Renovated
- Turn-key Office Available

VASHA CARTER

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Commercial

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	485 - 1,170 SF	Lease Rate:	\$20.00 - \$32.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	1,100 SF	Modified Gross	\$20.00 - \$25.00 SF/yr	-
Suite 201	Available	1,170 SF	Modified Gross	\$20.00 - \$25.00 SF/yr	-
Suite 202	Available	485 SF	Modified Gross	\$25.00 - \$32.00 SF/yr	-
Suite 401	Available	588 SF	Modified Gross	\$25.00 - \$32.00 SF/yr	-
Suite 402	Available	761 SF	Modified Gross	\$20.00 - \$25.00 SF/yr	-
Suite 403	Available	503 SF	Modified Gross	\$20.00 - \$25.00 SF/yr	-

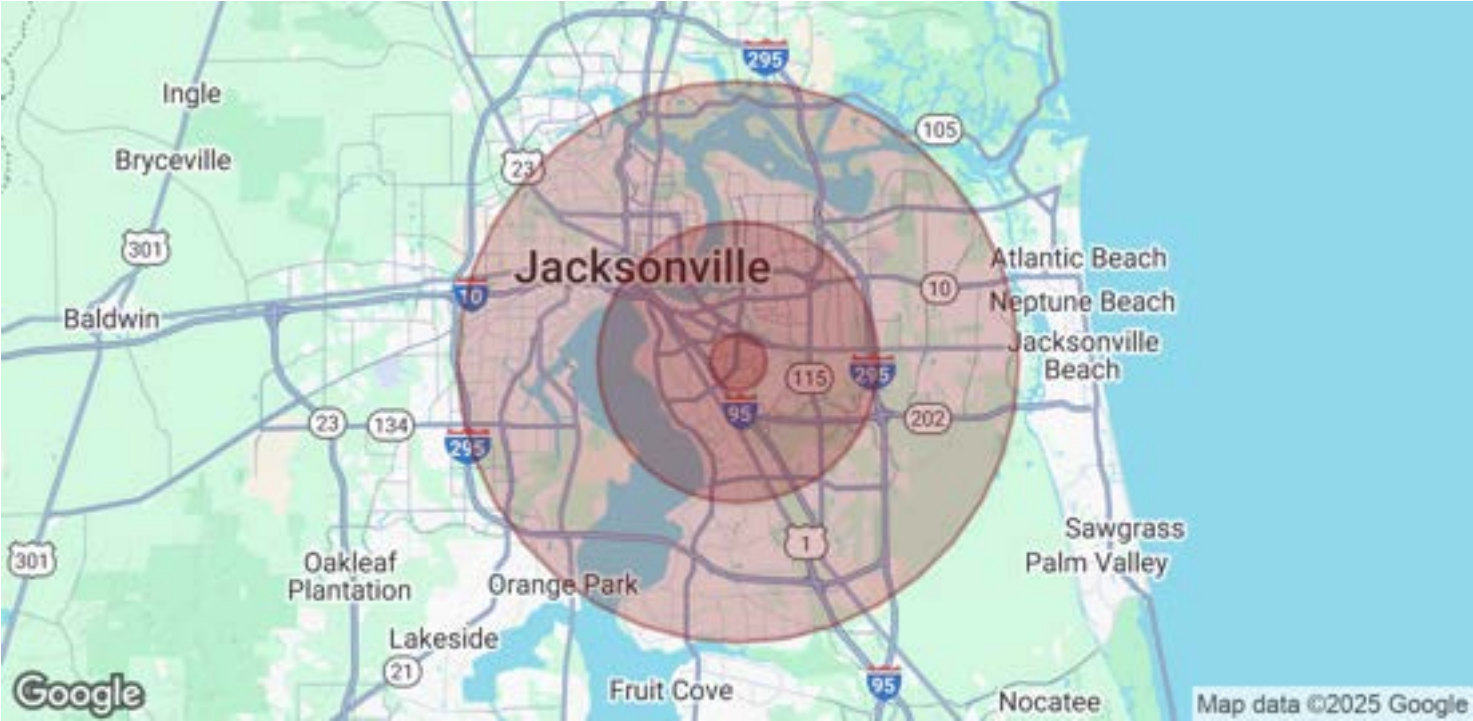
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,469	185,875	635,031
Average Age	36.9	36.9	37.5
Average Age (Male)	33.3	35.9	36.3
Average Age (Female)	40.2	38.2	38.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,249	88,358	285,513
# of Persons per HH	2.4	2.1	2.2
Average HH Income	\$81,345	\$63,093	\$67,144
Average House Value	\$166,338	\$175,184	\$192,549

2020 American Community Survey (ACS)

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