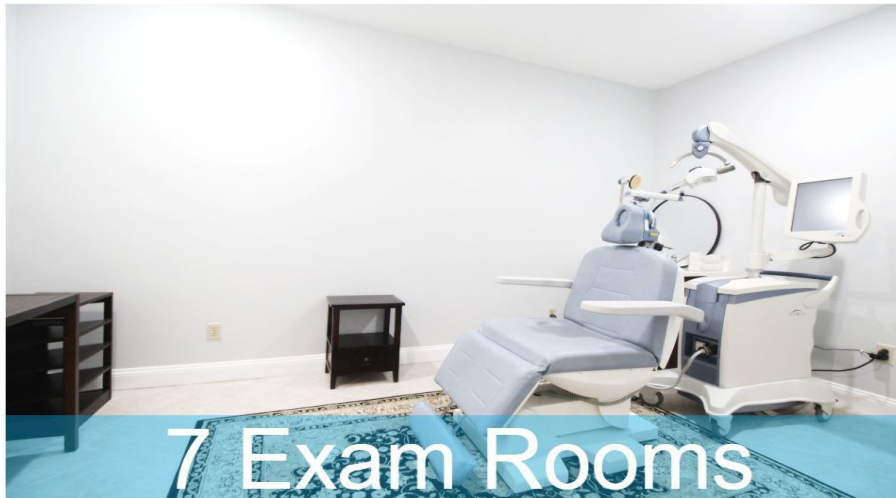
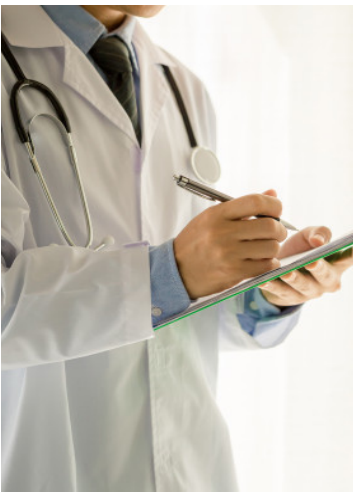


4131 University Blvd

4131 University Blvd. #3, Jacksonville, FL 32216



7 Exam Rooms

Brent Dennis
Director
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Executive Summary



Property Overview

Introducing this move-in ready medical office building available for lease complete with a newly renovated interior and can be delivered furnished. The office park is just five minutes from large healthcare providers including Memorial Hospital, Brooks Rehabilitation, and the dense medical corridor of Jacksonville's South Bank. Being located just off University Blvd, this building is visible to 40,000+ vehicles per day. This is a great location for healthcare professionals to immediately provide their services in one of the fastest growing submarkets of Jacksonville.

Property Highlights

- New roof, floors, windows, and interior paint
- Seven restrooms, large waiting room, and multiple private offices
- All exam rooms include sinks
- All three HVACs in working order (two HVACs are two years old)
- Medical Furniture in Place can be Leased / Sold separately
- Building can be divided to accommodate multiple tenants

Offering Summary

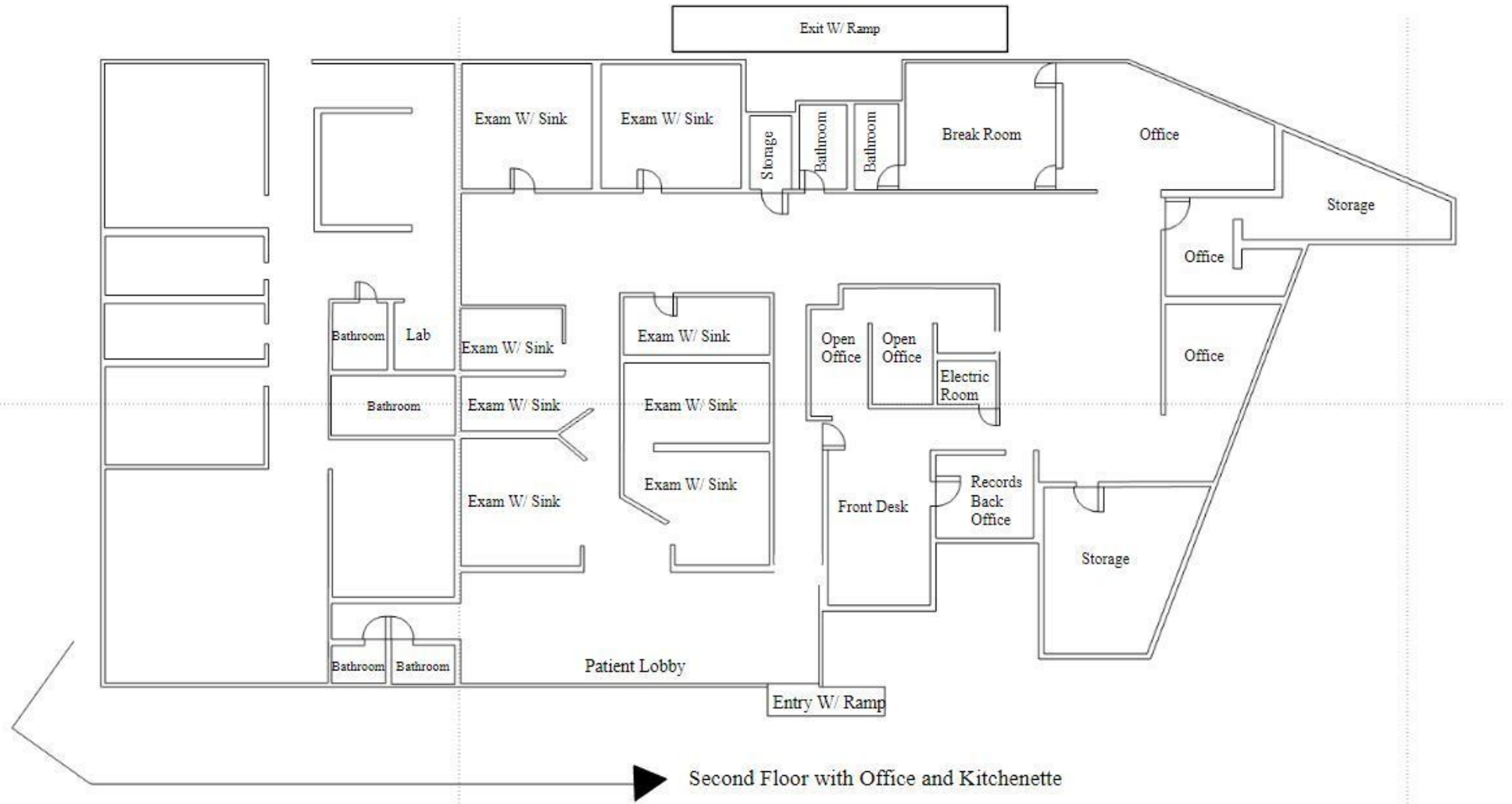
Sale Price:	Negotiable
Lease Rate:	\$14.00 PSF + \$4.00 (NNN)
Available SF:	6,686 SF
Building Size:	6,686 SF
Lot Size:	.50 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,931	28,639	73,362
Total Population	10,535	70,132	177,281
Average HH Income	\$50,394	\$55,087	\$58,608

Additional Photos



Floor Plan



Additional Photos





	1 Mile	3 Miles	5 Miles
2021 Population	12,609	83,437	199,056
2026 Projected Population	13,224	88,394	21,944
2021 Number of Households	4,977	35,270	83,850
2026 Projected Number of Households	5,230	37,365	90,097
Average Household Income	\$58,774	\$66,082	\$69,460
Median Age	42.4	38.7	37.0

LIFESTYLE SEGMENT

42

Suburban Families
Median Age: 42.4

LIFESTYLE SEGMENT

4,997

Number of Households

About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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