

1320-1322 University Blvd N

1320-1322 University Blvd N, Jacksonville, FL 32211



Presented by
Watson Commercial Realty, Inc.



Price: \$15.50 /SF/YR

- +650-1,320 SF of coveted CCG-2 zoned newly renovated property with new roof and HVAC less than 5 minutes from Jacksonville University and its 4,000 students, faculty, and staff
- 650-SF unit newly renovated with wood plank vinyl floors, new restroom fixtures, lighting, and fresh paint
- Access: Located at the first and second eastbound Matthews Bridge / Arlington Expressway exits
- High traffic count – 25,000 Average Annual Daily Traffic – FDOT
- Pedestrian-friendly CCG-2 property
- Site Flexibility – Professional office, Medical, Retail, Salon, Service
- Sited between two redevelopment projects [Wawa (across the street) and College Park – \$3 MM renovation of 18-acre 182,000 SF retail shopping center]
- \$15.50 /SF base lease rate
 - o +650 SF unit = Less than \$1,000/month

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B - +650 SF Newly Renovated

Listing space

1st Floor

Space Available	650 - 1,300 SF
Rental Rate	\$15.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	3 Years

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Property Photos



D - View To Front Door



E - Condenser

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Property Photos



F - Restroom



G - WaWa Construction Across Street

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Location

