



SALE / LEASE

Fully Built-Out Dental Condo

9776 SAN JOSE BOULEVARD

Jacksonville, FL 32257

PRESENTED BY:

ANTHONY MIGLIORE

O: 904.421.8523

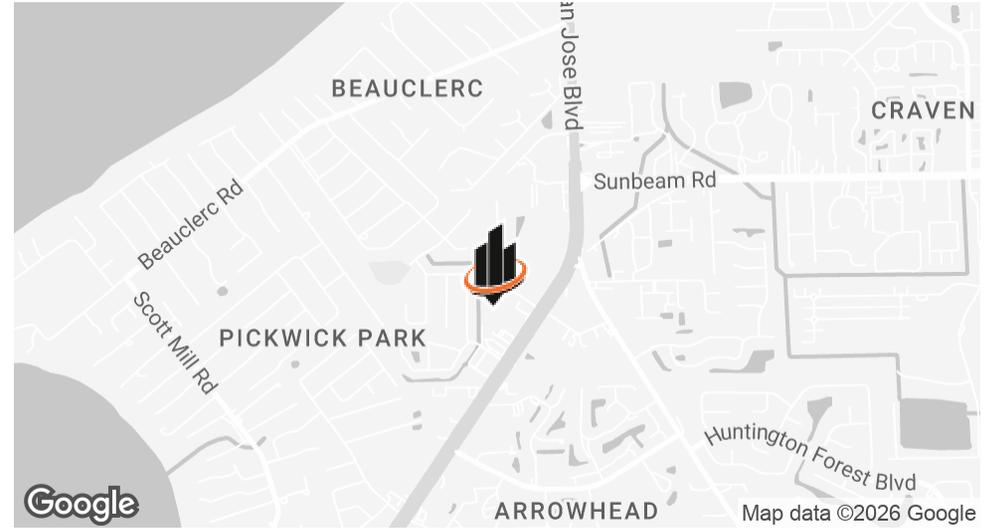
anthony.migliore@svn.com

SAM NICHOLSON

O: 904.281.1990

sam.nicholson@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$870,000
LEASE RATE:	\$20.00 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	2,848 SF

PROPERTY DESCRIPTION

Elevator-served, ADA-accessible professional condo located within the high-traffic San Jose Blvd retail corridor (39,500 AADT), surrounded by major national retailers including Publix, Target, Home Depot, CVS, and multiple national restaurants.

The 2,848 SF suite was previously operated by a national private-equity backed dental platform and is configured as a fully built-out clinical facility.

PROPERTY HIGHLIGHTS

- Multiple equipped operatories
 - Digital panoramic imaging system (Soredex Cranex® Novus e)
 - Nitrous oxide and oxygen infrastructure
 - Wall-mounted intraoral X-ray units
 - Dedicated sterilization and lab

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EXECUTIVE OVERVIEW



OVERVIEW

Rare opportunity to lease or purchase a second-generation dental condo along the high-traffic San Jose Blvd corridor.

The suite was previously operated by a national private-equity backed dental platform and is configured as a fully built-out clinical facility.

Features include:

- Multiple equipped operatories
- Digital panoramic imaging system (Soredex Cranex® Novus e)
- Wall-mounted intraoral X-ray units
- Nitrous oxide and oxygen infrastructure
- Dedicated sterilization and lab area
- Reception, waiting area, administrative offices, and conference room
- Elevator access (ADA compliant)
- Significant built-in cabinetry and clinical infrastructure

Available for lease at \$20/SF NNN or for sale at \$870,000.

Existing dental equipment remains in place and may convey, subject to agreement.

The space offers substantial capital savings versus new construction and equipment installation and is ideal for startup dentists, satellite expansion, or owner-occupant buyers seeking turnkey clinical infrastructure.

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ADDITIONAL PHOTOS



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FLOOR PLAN

9776 SAN JOSE BLVD



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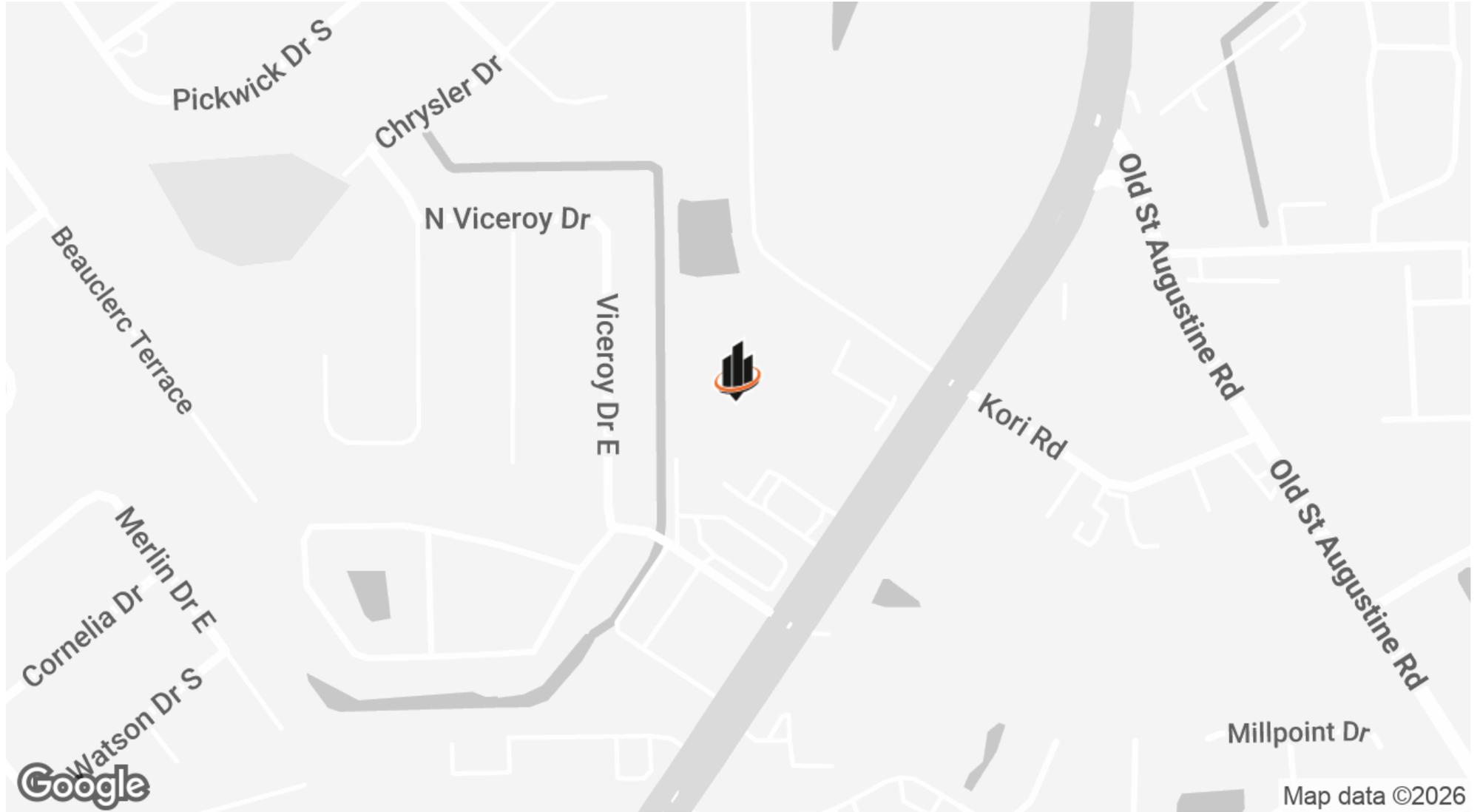
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LOCATION MAP



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JACKSONVILLE, FL



HIGHLIGHTS:

- Twenty-two miles of beaches, 1,100 miles of shoreline
- Largest urban park system in the country with 80,000 acres
- 40 golf courses
- Historical landmarks
- Culture and entertainment
- 270 average days of sunshine per year
- One of only 17 U.S. strategic ports on-call to move military cargo

AREA INFORMATION

One of Florida's most historic cities, first founded by European settlers back 1562. Jacksonville is rich with old Florida history, Civil War history, Civil Rights history, and Southern Rock history. Jacksonville's Downtown is one of the oldest in the state and packed with architectural gems from the early 1900's. Museums dedicated to the African American story, museums featuring the history of our beaches and a museum dedicated to the history of the biggest and most historic park, the Timucuan Ecological and Historic Preserve.

The final 35 miles of the St. Johns River runs through Jacksonville, the largest city by area in the United States, with a population of over one million. Much of the economic base of Jacksonville depends on the river: Northeast Florida's strong military presence operates on the river and 18,000,000 tons of goods are shipped in and out of Jacksonville annually.

The military presence also has a significant economic impact on the region that provides stability and diversity within the local community. Area military installations such as Naval Air Station Jacksonville, Naval Station Mayport, Kings Bay Naval Base, Camp Blanding Joint Training Center, Naval Aviation Depot Jacksonville and Marine Corps Blount Island Command provide employment to more than 50,000 active duty, reserve and civilian men and women.

There's little doubt the St. Johns River is the trade engine that drives Jacksonville. While its economic impact may be hard to quantify, the peripheral industries the river supports and affects are abundant.

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