



For Lease > Medical Office

The Shoppes at East Point Landing

3546 ST. JOHNS BLUFF ROAD S., SUITE 108,
JACKSONVILLE, FL 32224

Property Features

- > Medical Office 1,525 SF - Move-in condition
- > Five (5) exam rooms
- > Two (2) private offices
- > Many retailers on site
- > Close proximity to hospitals and I-295
- > **Lease Rate:** \$14.50/SF NNN
- > **Expenses:** \$5.31/SF



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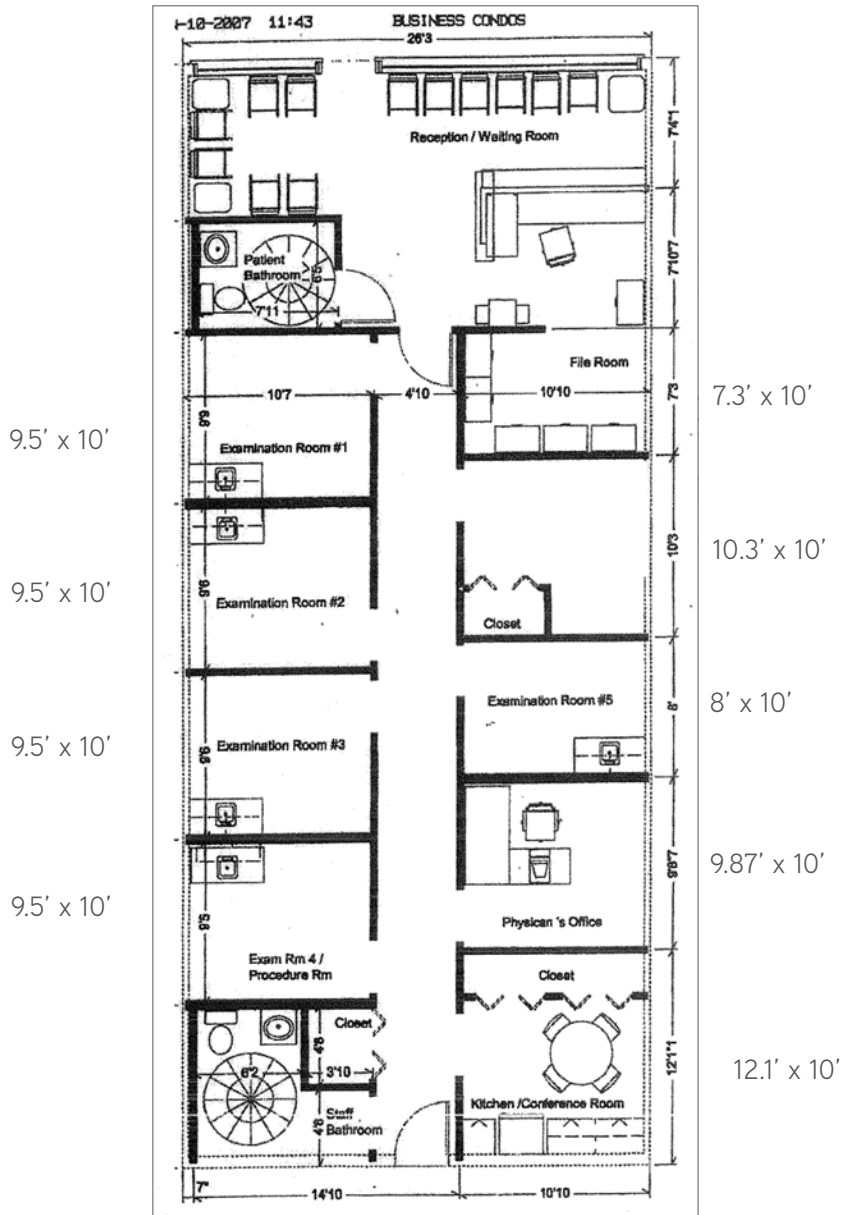
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Floor Plan

SUITE 108 - 1,525± SF



Reception Desk



Exam Room 1



Exam Room 2

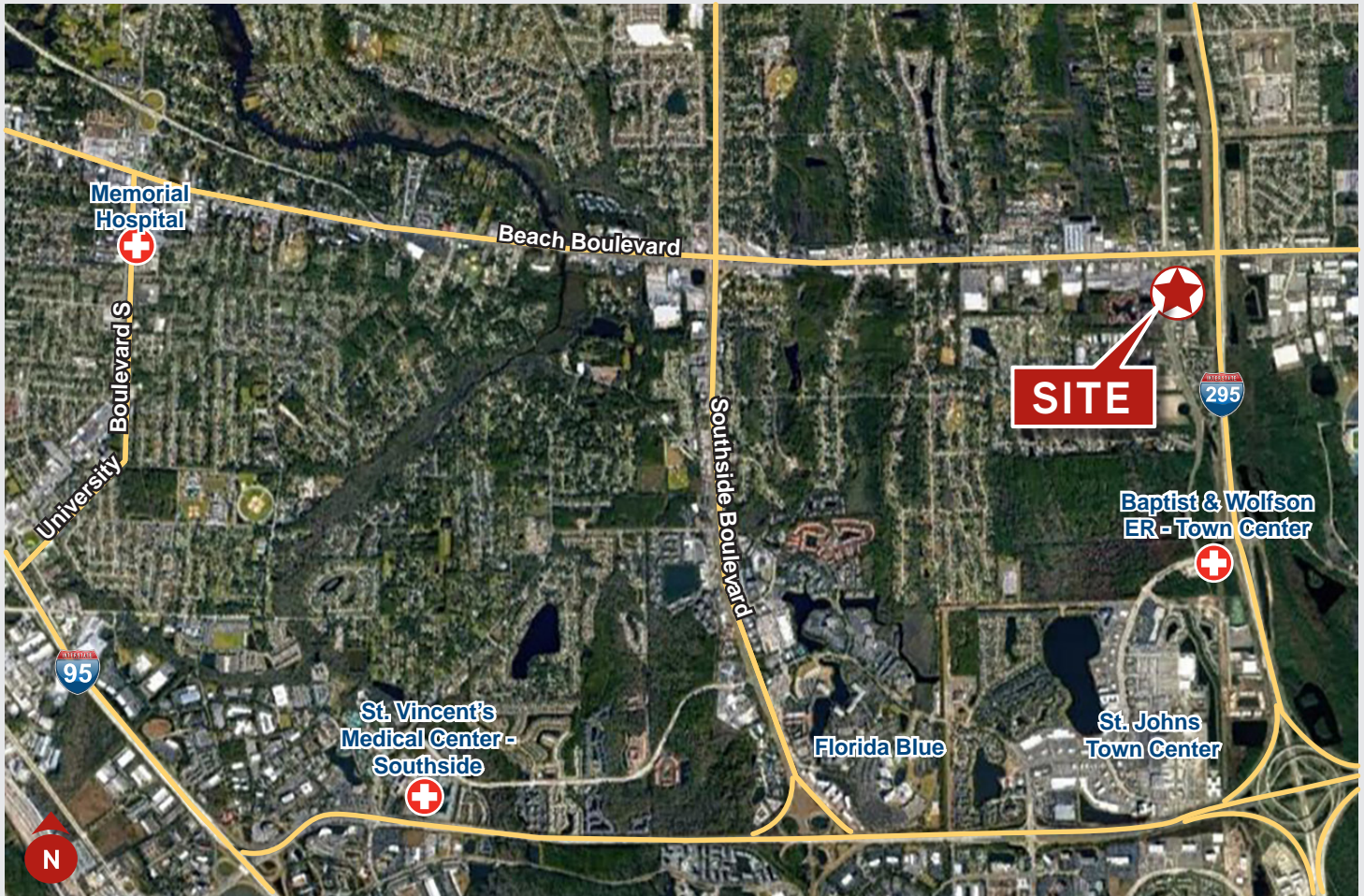


Breakroom



Exam Room 3

Aerial



2019 TOTAL POPULATION

1 Mile: 8,449
 3 Mile: 78,298
 5 Mile: 215,240



2019 DAYTIME POPULATION

1 Mile: 10,053
 3 Mile: 87,204
 5 Mile: 235,716



2019 AVERAGE HH INCOME

1 Mile: \$55,222
 3 Mile: \$75,351
 5 Mile: \$76,376



DAILY TRAFFIC COUNT
 SOURCE: FDOT

St. Johns Bluff Rd. S:
 27,500± VPD

Demographic Summary

Source: Esri

Location Map



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