

OFFICE CONDO  
FOR SALE

## Bartram Executive Park

1633 Race Track Rd., Suite 206, St. Johns, FL 32259



- **Suite #206: +/-1,317 SF**
- **Purchase Price: \$395,000**
- **Association Fees: \$1,200/quarter**
- Zoning: PUD - office, professional, medical
- Available Signage: Main building signage plus entrance door plaque and suite door
- Ample parking in surrounding surface lot
- Newly renovated second floor unit with high ceilings and plenty of natural light, elevator and stairwell access
- Layout includes: four private offices, conference room, reception/lobby area, kitchenette and restroom
- Located in a premier business park on Race Track Rd., directly off of San Jose Blvd. in Julington Creek. Conveniently situated between NW St. Johns County and Jacksonville

2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	4,771	45,630	115,157
Average HH Income	\$167,517	\$157,162	\$148,885
Daytime Total Employees	1,958	12,078	33,414



**STRATEGIC SITES**  
**Clifford Commercial**

For Additional  
Information Contact:

Clay Weaver  
clay@strategicsites.com

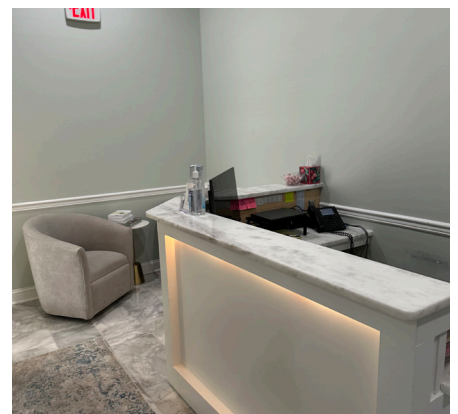
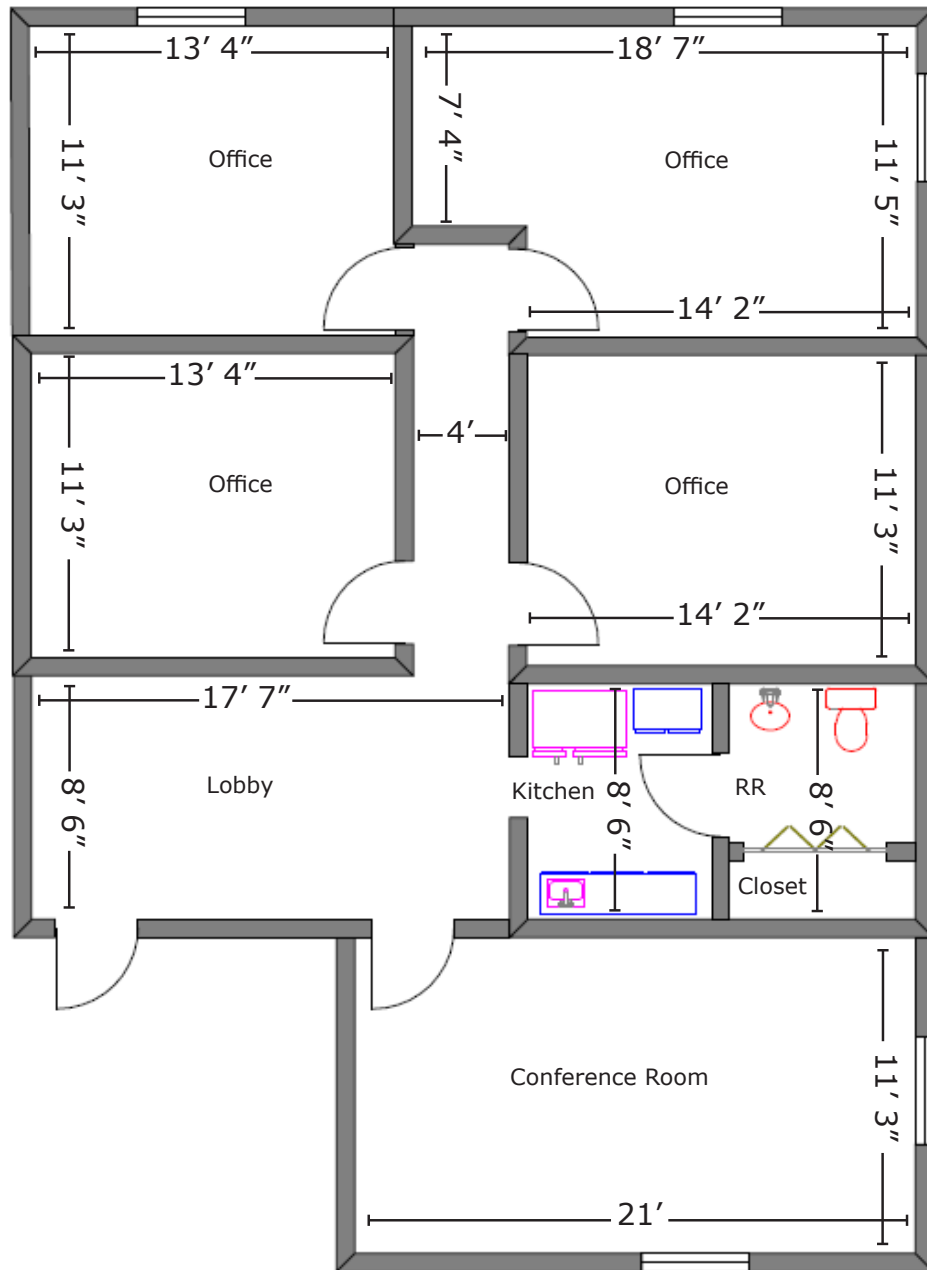
OR  
Katie Kirchner  
katiek@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ [www.strategicsites.com](http://www.strategicsites.com)

**Client First through Service, Knowledge and Integrity**

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

# Floor Plan +/- 1,317 SF



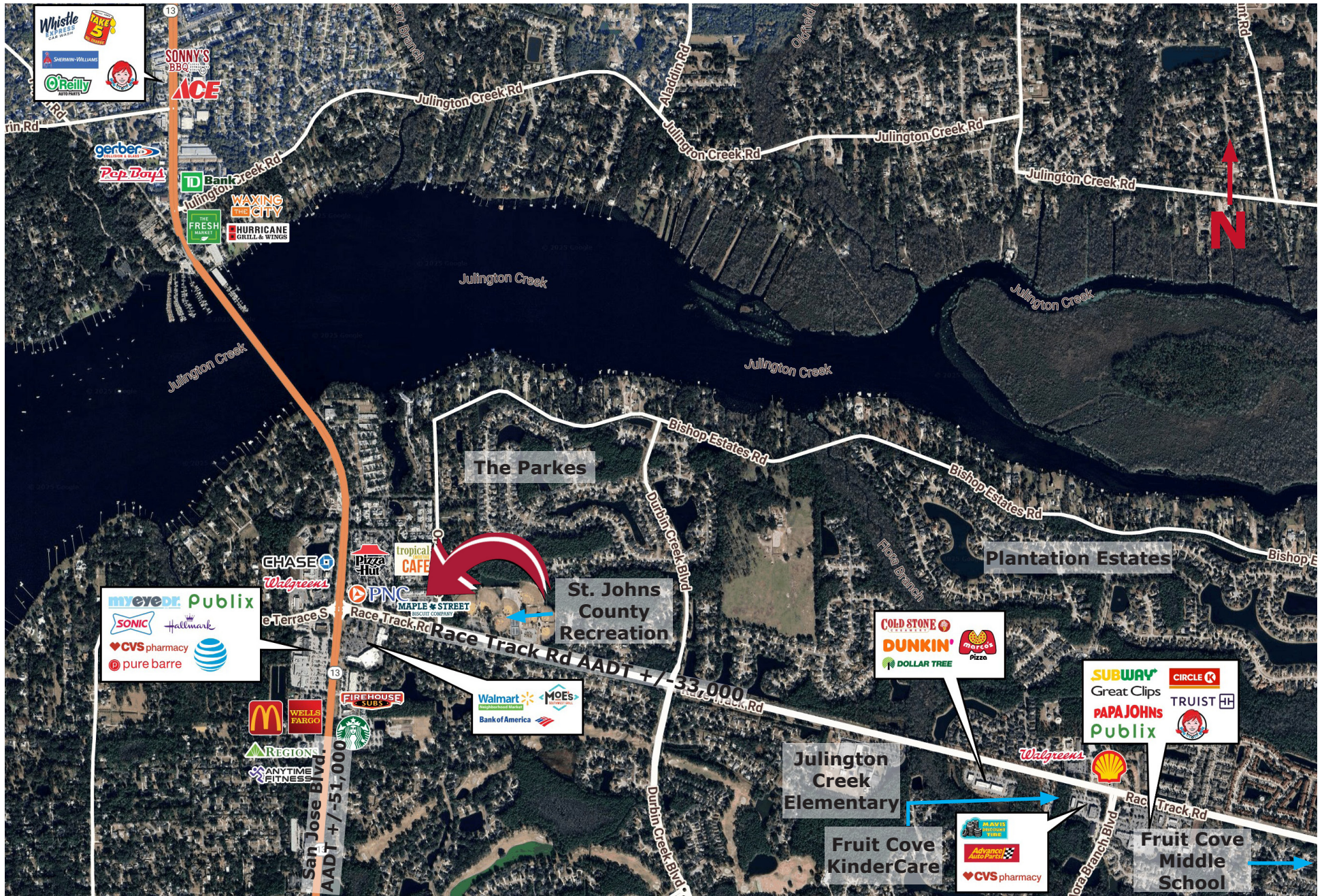
422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ [www.strategicsites.com](http://www.strategicsites.com)

**Client First through Service, Knowledge and Integrity**

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice



# Aerial



422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ [www.strategicsites.com](http://www.strategicsites.com)

## Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice