

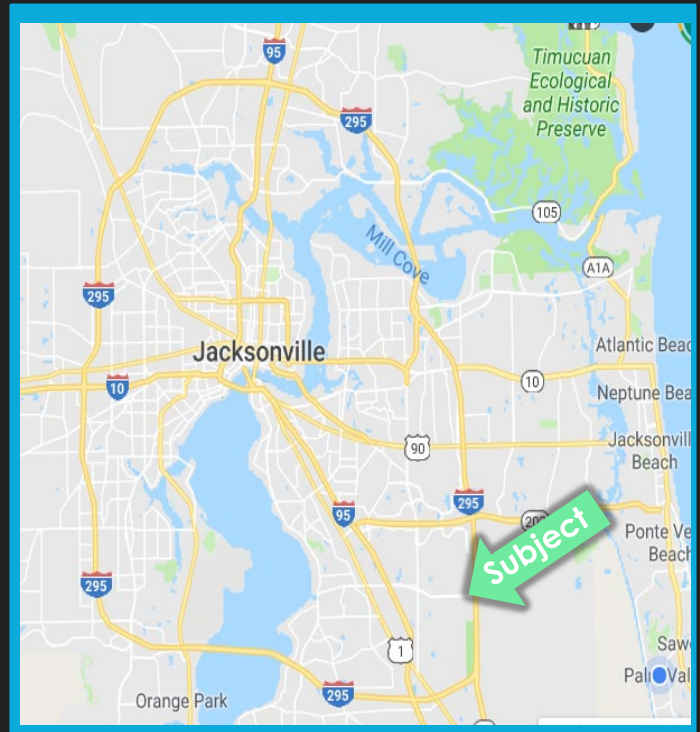
Turnkey Bank Building

8165 Point Meadows Way, Jacksonville, FL 32256

FOR LEASE



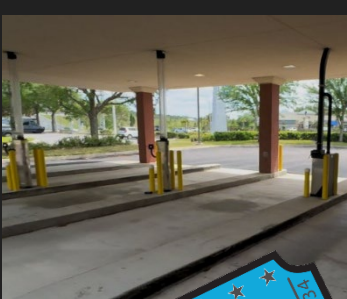
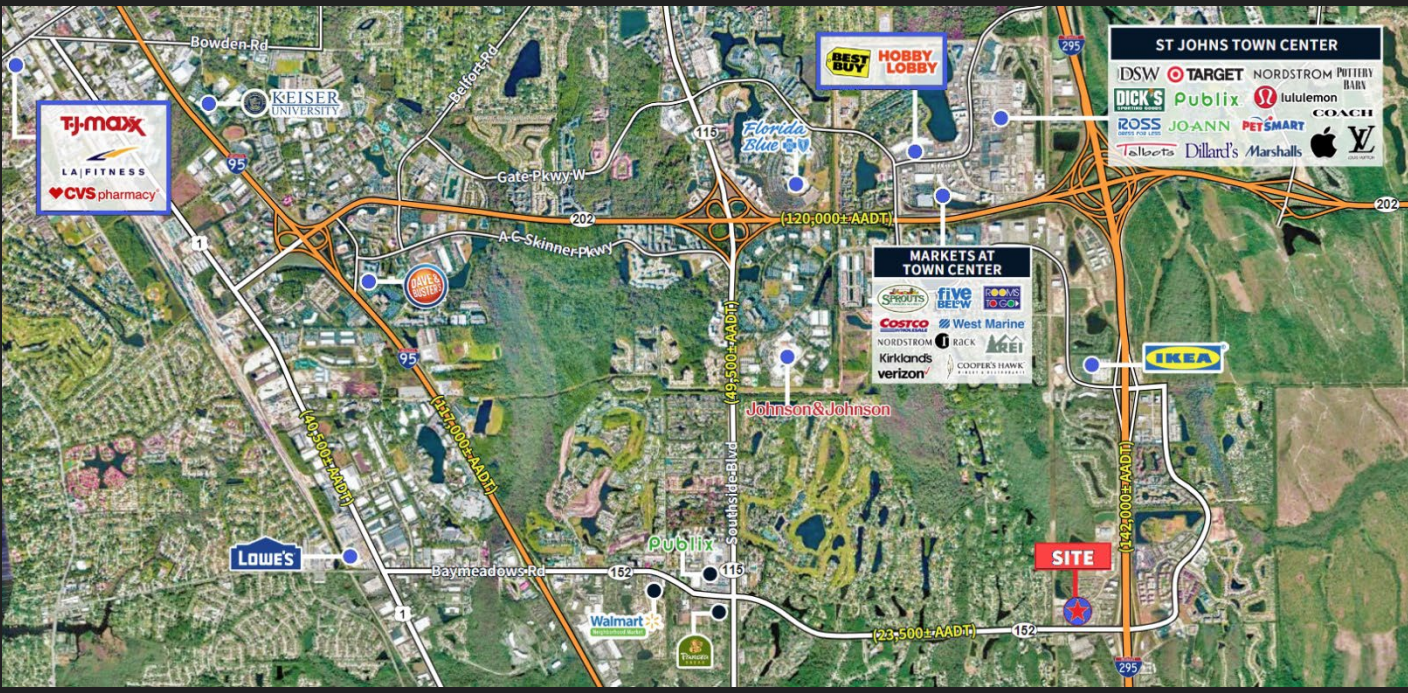
- 4,455 SF Total
- Prime Corner w/ Excellent Visibility & Monument Signage
- Three Drive-thru lanes and ATM
- Vaults and safe boxes included
- Ample On-Site Parking
- Central to NE FL: I-295, Town Center, Downtown & Beaches
- Professionally maintained
- Price:\$45/SF NNN \$13 pass thru



Property Theater, LLC
8833 Perimeter Park Blvd., Suite 603
Jacksonville, FL 32256

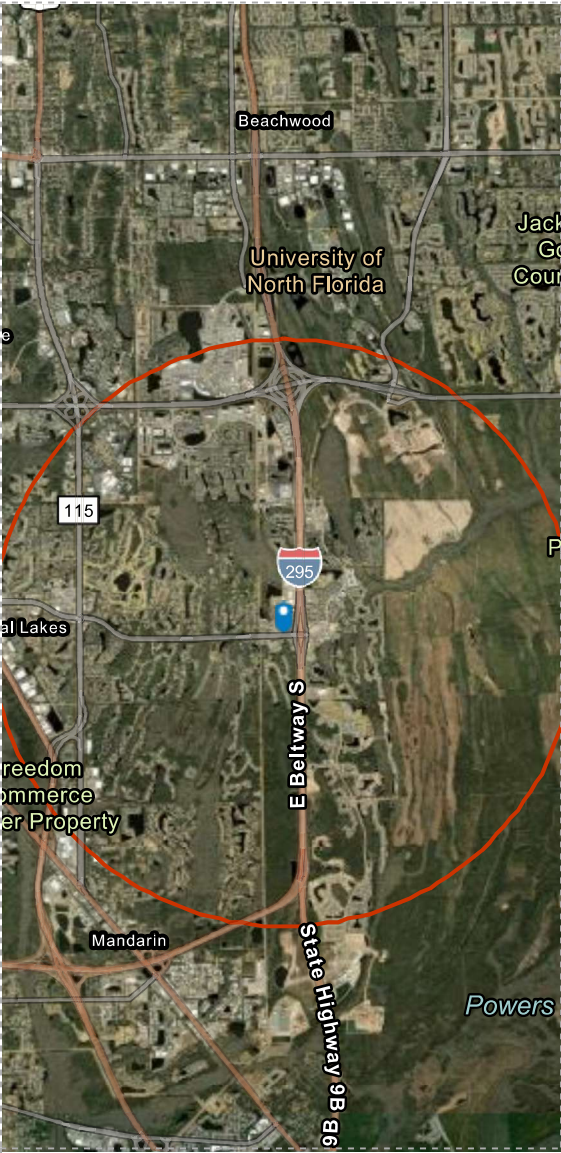


Justin Clark, CCIM, MBA
O: (904) 373-8778 (Ext 1)
C: (904) 537-7921
Justin@PropertyTheater.com



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KEY FACTS



49,811

Total Population

24,533

Total Households

BUSINESS



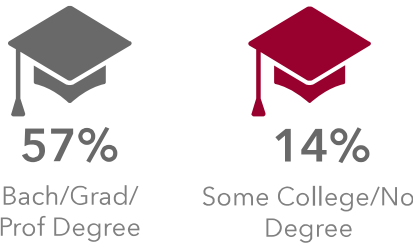
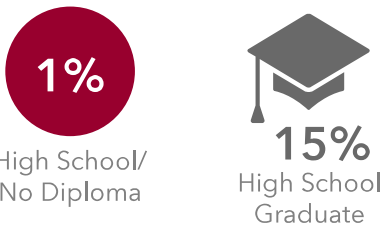
2,554

Total Businesses

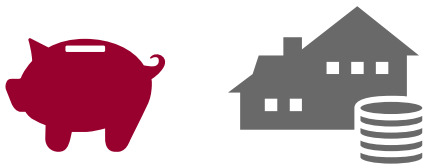
39,186

Total Employees

EDUCATION



INCOME



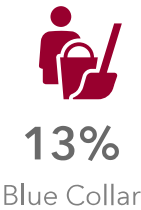
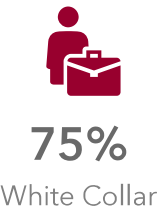
\$87,496

Median Net
Worth

\$79,109

Median
Household
Income

EMPLOYMENT



2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.7%)

The smallest group: <\$15,000 (4.2%)

Indicator ▲	Value	Diff		
<\$15,000	4.2%	-3.8%		
\$15,000 - \$24,999	5.3%	-2.8%		
\$25,000 - \$34,999	5.7%	-2.1%		
\$35,000 - \$49,999	13.6%	+1.7%		
\$50,000 - \$74,999	17.7%	+2.6%		
\$75,000 - \$99,999	16.2%	+3.0%		
\$100,000 - \$149,999	15.7%	-2.3%		
\$150,000 - \$199,999	11.1%	+1.8%		
\$200,000+	10.4%	+1.9%		