

# FOR SALE OR LEASE

## METRO SOUTH EXECUTIVE PARK OFFICE CONDOS



2929 Plummer Cove Rd., Suite 2  
Jacksonville, FL 32223

6277 East Dupont Station Court, Suites 1 and 2, Jacksonville, FL 32217



### OFFERING SUMMARY

Sale Price:	\$575,000
Building Size:	2,440 SF
Available SF:	1,220 SF
Number of Units:	2
Price / SF:	\$235.66
Year Built:	2006
Zoning:	PUD

### PROPERTY OVERVIEW

Exceptional professional condos available for lease on the Southside of town near the Lakewood area off Dupont Ave. in the Metro South Executive Office Park. Suites 1 & 2 can be leased separately which are each 1,220+/- SF or combined for a total of 2,440 +/- SF. This quiet office park offers plenty of parking and close proximity to Downtown (about 7 miles away).

Each unit has a reception with four (4) private offices and a larger office that can be used as a conference room, with a kitchenette area and ADA restroom. Property is also available for lease at \$20.00 p.s.f. + \$4.45 p.s.f. NNN.

### LOCATION OVERVIEW

Excellent Southside location with close proximity to Downtown Jacksonville (about 7 miles). Easy access to University Blvd., San Jose Blvd., and I-95.

### PRESENTED BY:

**AMANDA KINKADE**

904.635.6376

amanda@kinkadecommercial.com

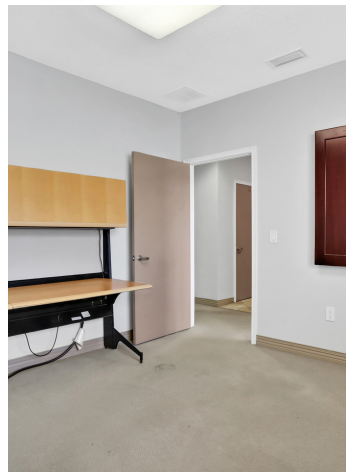


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**ADDITIONAL PHOTOS**



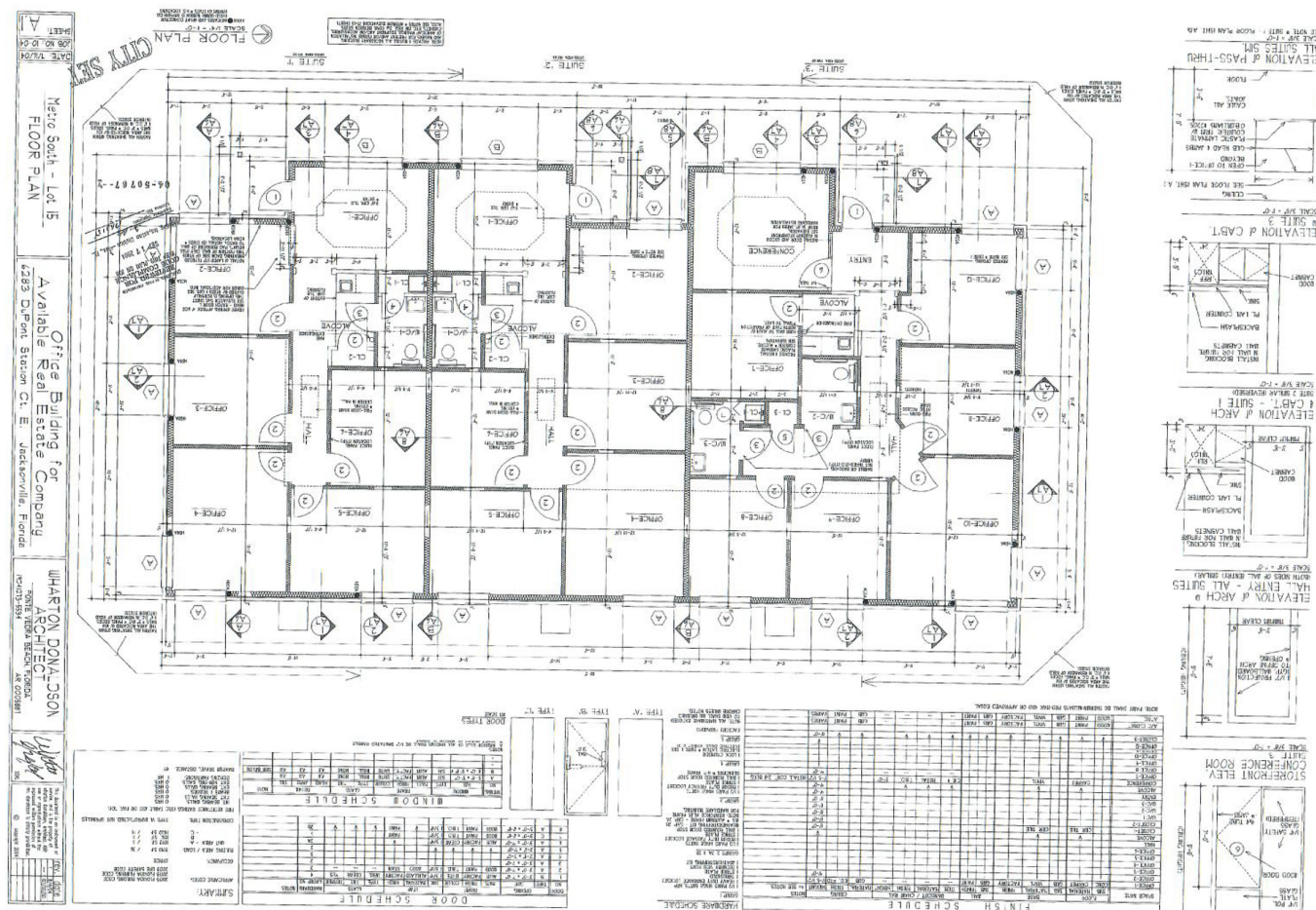
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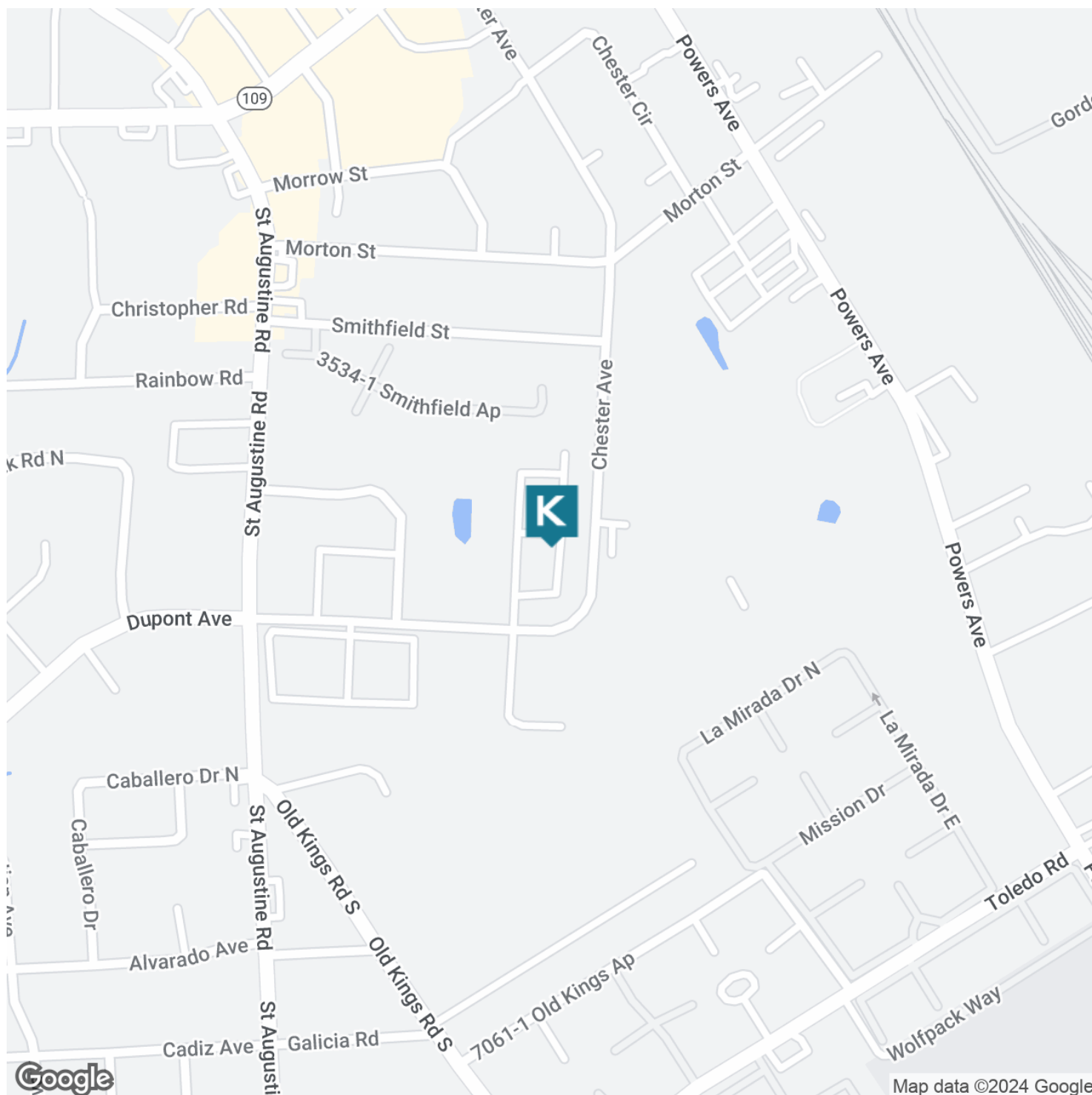


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LOCATION MAP



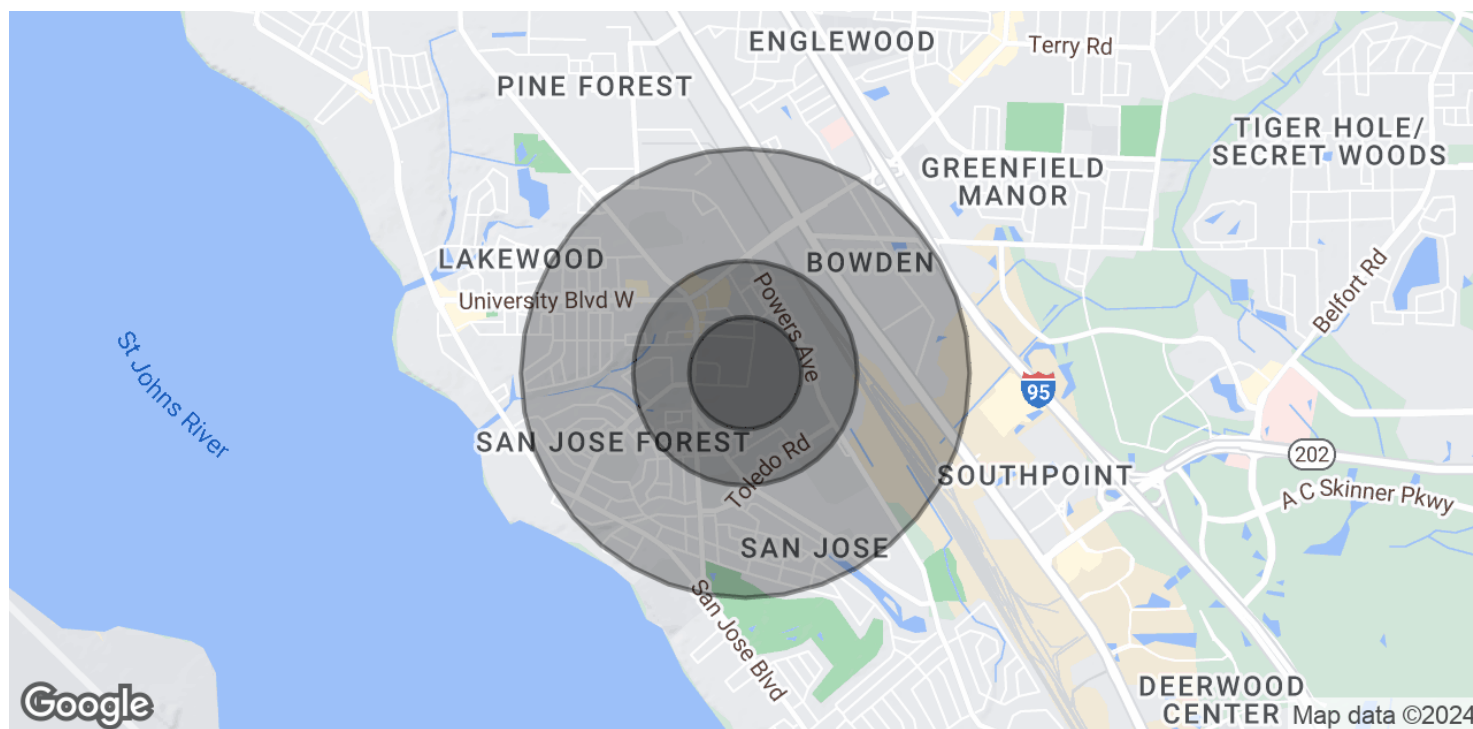
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	914	2,646	7,410
Average Age	40.1	40.6	39.9
Average Age (Male)	39.4	38.5	37.5
Average Age (Female)	42.4	42.5	41.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	397	1,185	3,641
# of Persons per HH	2.3	2.2	2.0
Average HH Income	\$36,875	\$44,397	\$52,134
Average House Value	\$99,162	\$116,670	\$125,468

2020 American Community Survey (ACS)

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DEMOGRAPHICS MAP & REPORT