

LEASE

9905 OLD ST AUGUSTINE RD #502

Jacksonville, FL 32257



PROPERTY DESCRIPTION

A professional office condo unit for lease in the Mandarin area of Jacksonville, offering a polished business environment with several private workspaces suitable for a variety of uses. It features a welcoming front area for clients or guests and a series of versatile rooms ideal for meetings, consultations, or administrative functions—all within a well-appointed, business-ready setting.

LOCATION DESCRIPTION

Head into southern Duval County along Old St. Augustine Road from the I-95 exit, continue west toward Mandarin, pass the hospital area, and proceed straight until reaching the commercial section near Hood Road.

PROPERTY HIGHLIGHTS

- Zoning: Commercial, Residential and Office (CRO) District
- Professional Setting!
- Multiple Rooms/Offices!
- Reception/Waiting Area!
- Annual Average Daily Traffic (AADT) of 26,000!

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	1,155 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	400	1,979	6,436
Total Population	953	4,715	14,669
Average HH Income	\$81,519	\$83,290	\$95,295

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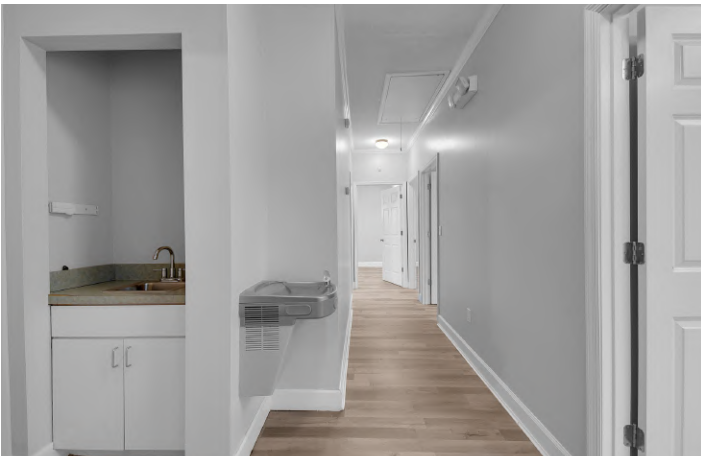


**COLDWELL BANKER
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PREMIER PROPERTIES

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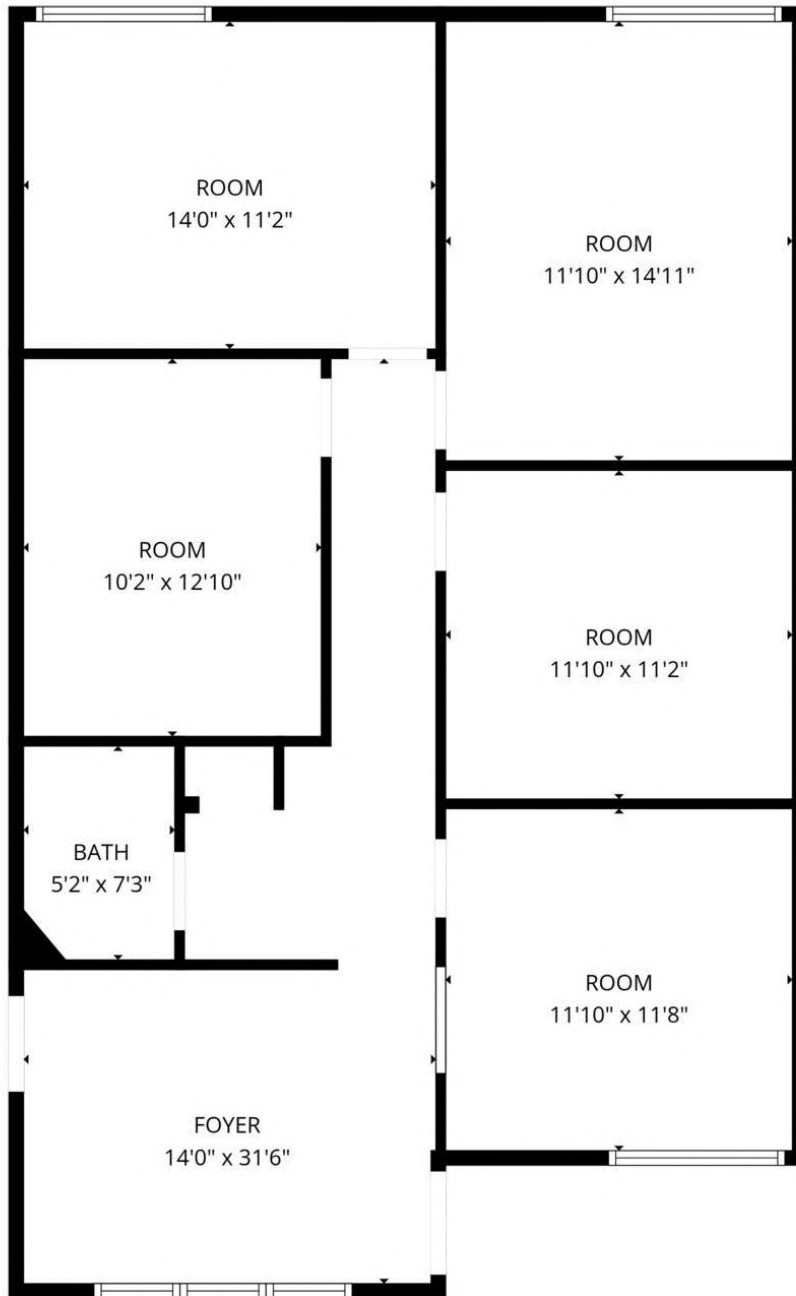


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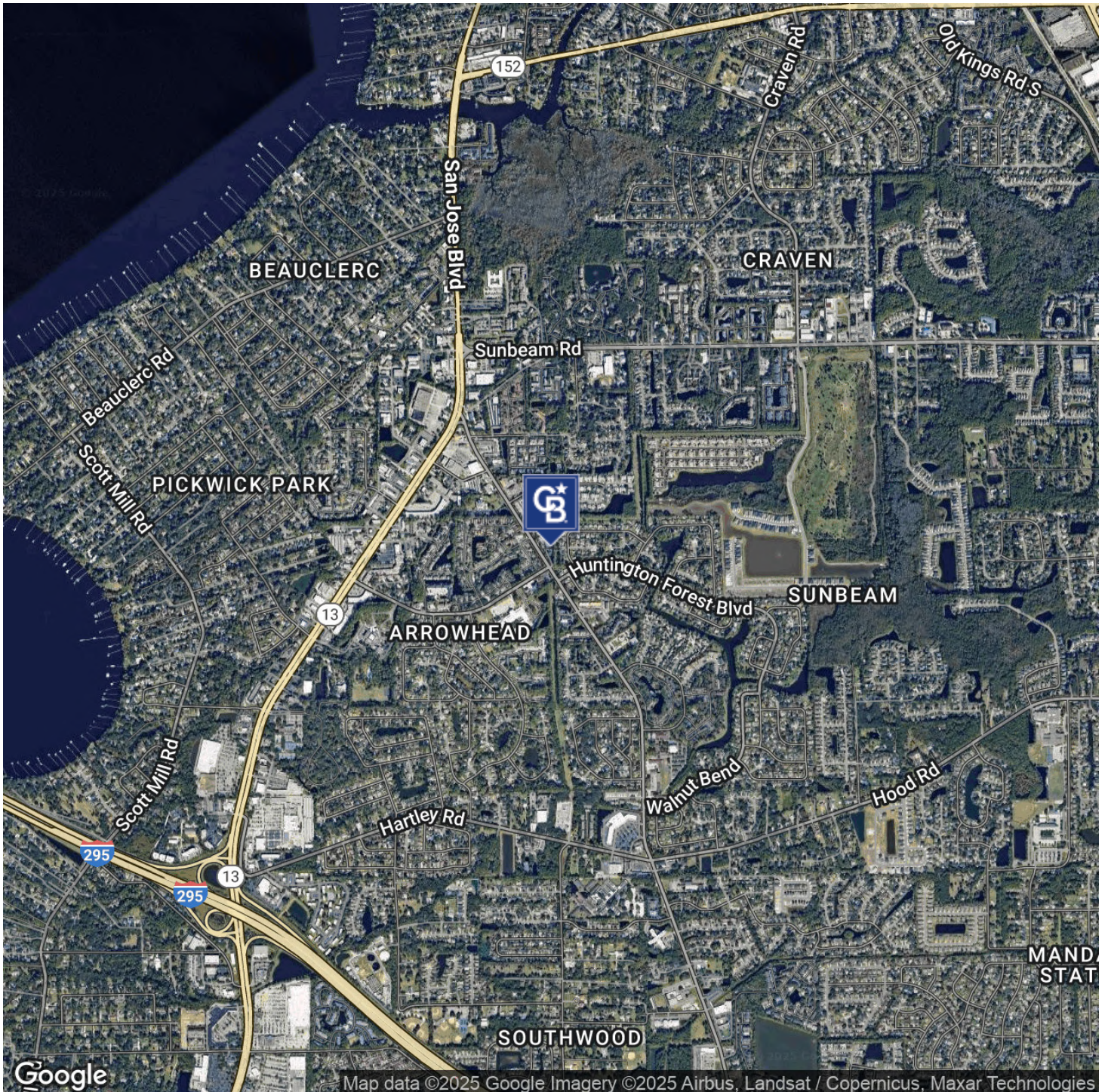


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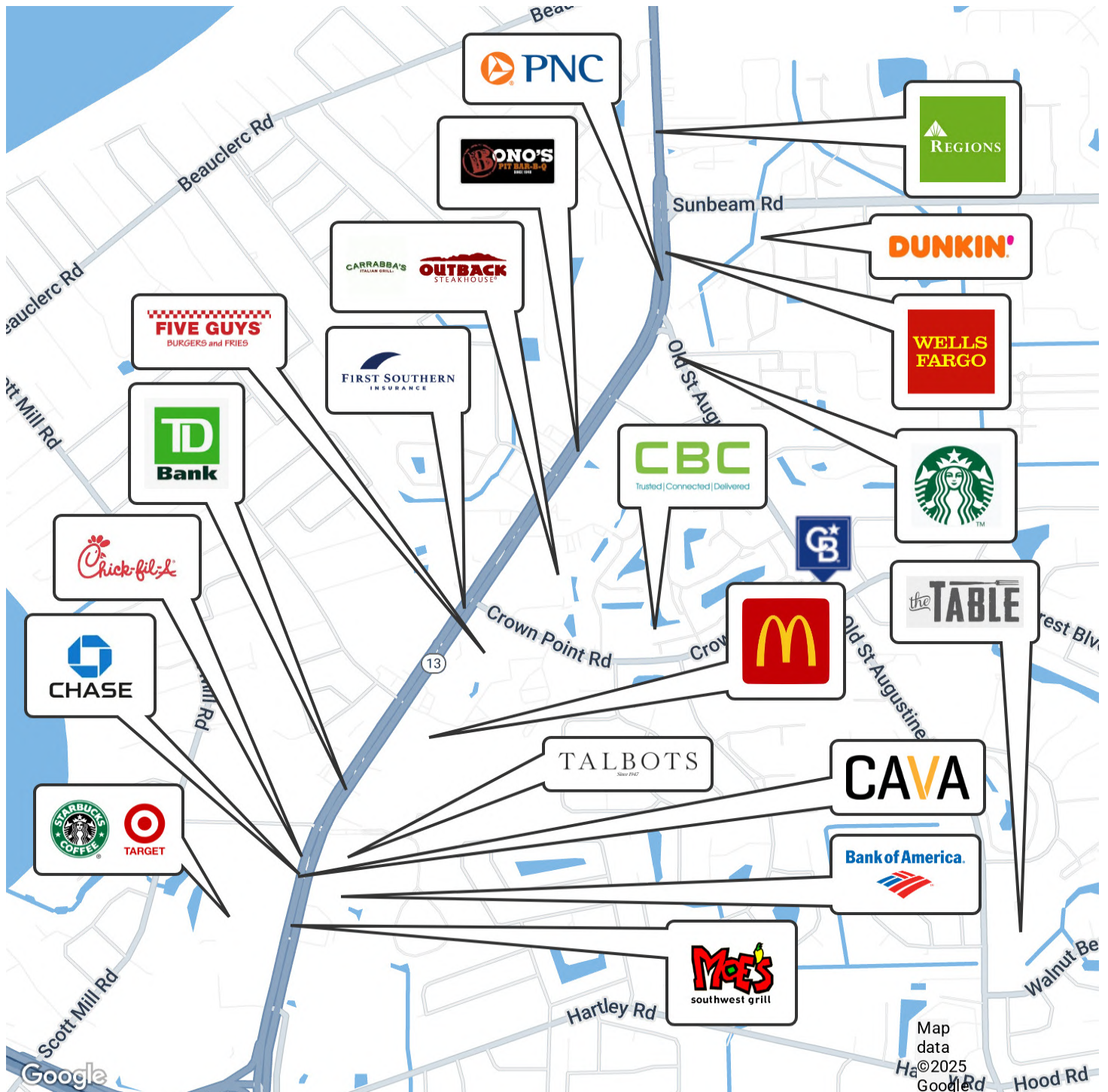


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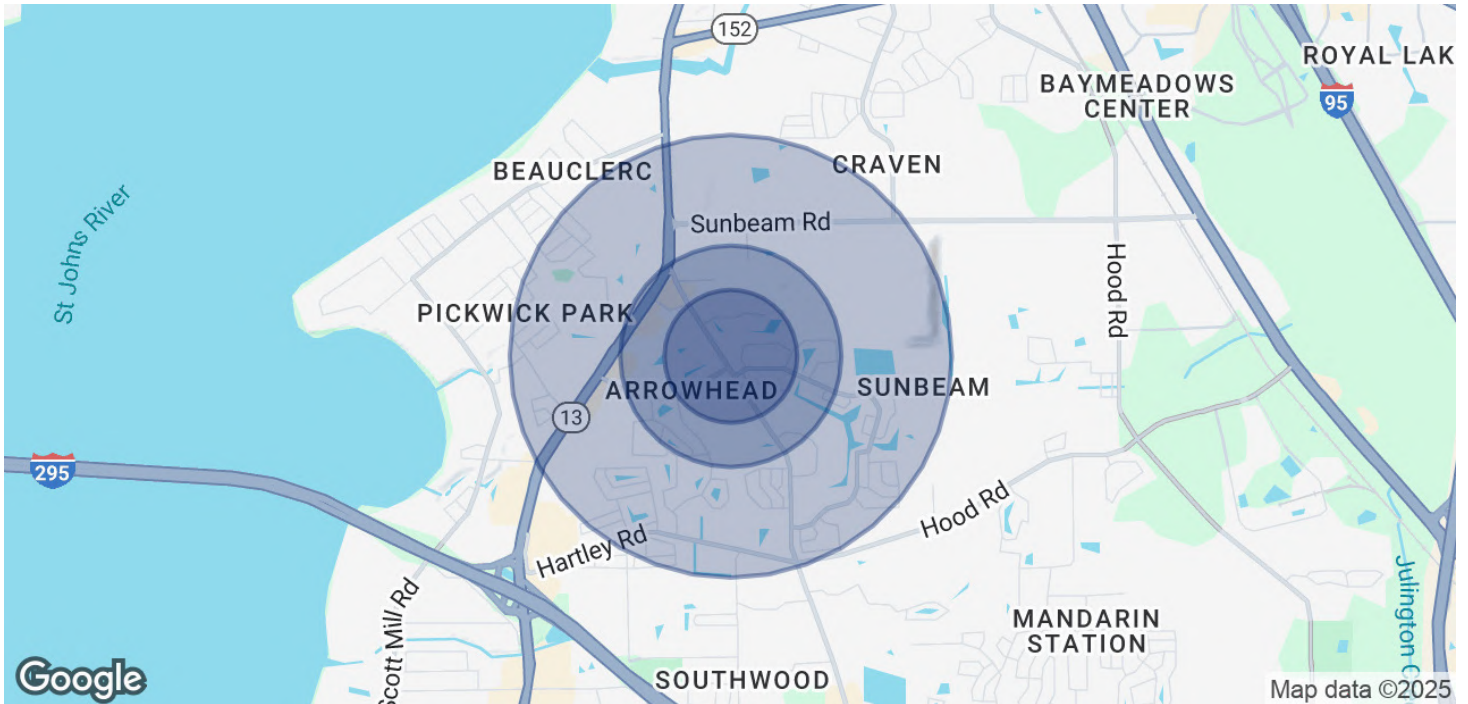


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	953	4,715	14,669
Average Age	40	40	42
Average Age (Male)	38	38	40
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	400	1,979	6,436
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$81,519	\$83,290	\$95,295
Average House Value	\$249,743	\$258,252	\$283,270

* Demographic data derived from 2020 ACS - US Census

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