

LEASE

5911 TIMUQUANA RD UNIT 4

5911 Timuquana Rd Unit 4 Jacksonville , FL 32210



VIDEO

OFFERING SUMMARY

Lease Rate: \$2,000.00 per month (NNN)

Available SF: 900 SF

Building Size: 900 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	124	875	3,798
Total Population	311	2,207	9,470
Average HH Income	\$107,532	\$77,997	\$71,735

PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at this exceptional property on Timuquana Road. Currently a cold dark shell but landlord is willing to provide an allowance for the right tenant and terms. The property's accessibility and visibility make it a standout choice for businesses seeking to thrive in the bustling Jacksonville market. With its well-maintained exterior and professional atmosphere, the property presents an attractive prospect for tenants looking to establish or grow their presence in the area. Elevate your business in this sought-after location.

Adam Lanteigne
(904) 584-7777



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

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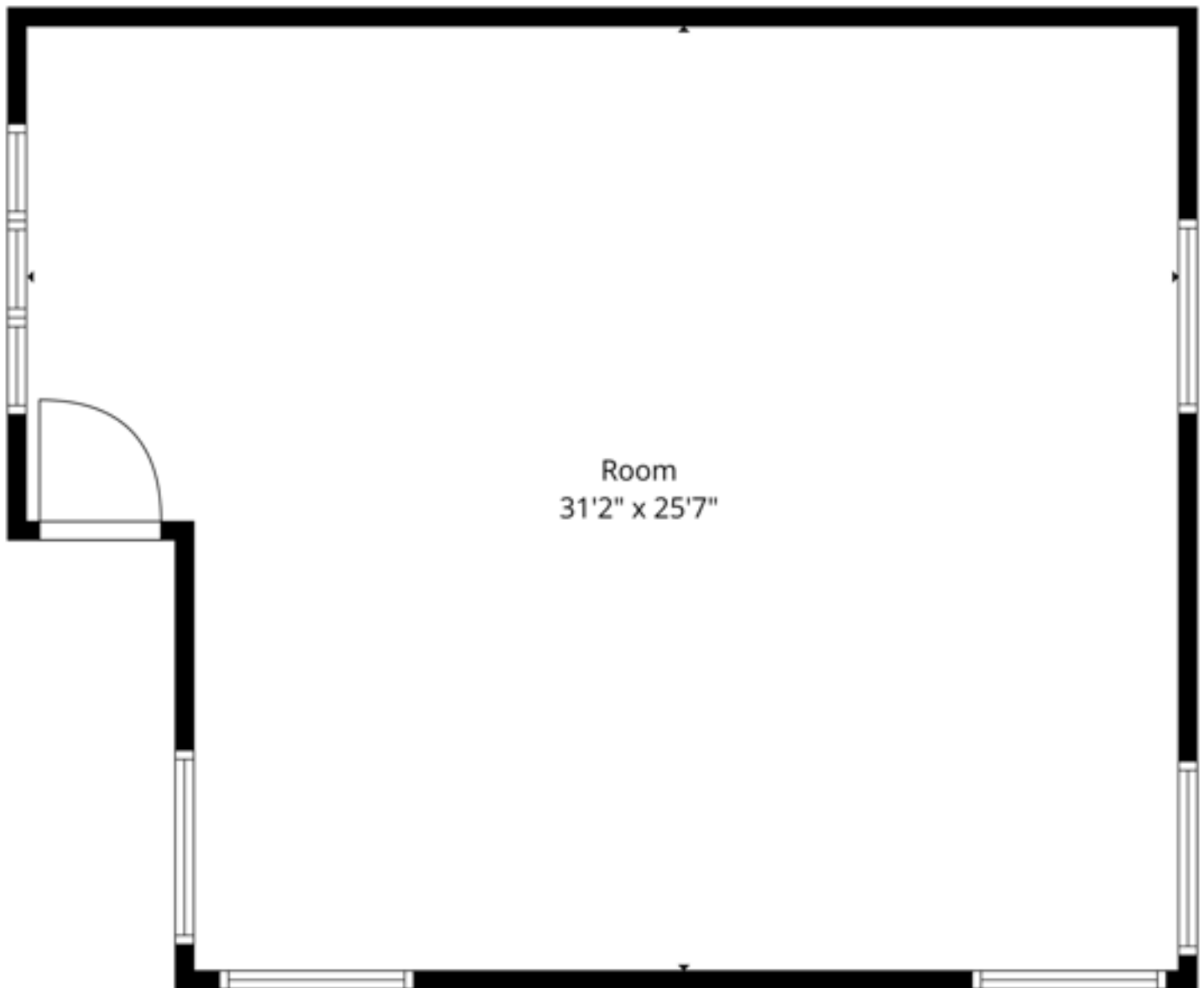


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TOTAL: 0 sq. ft
FLOOR 1: 0 sq. ft
EXCLUDED AREAS: ROOM: 744 sq. ft, WALLS: 57 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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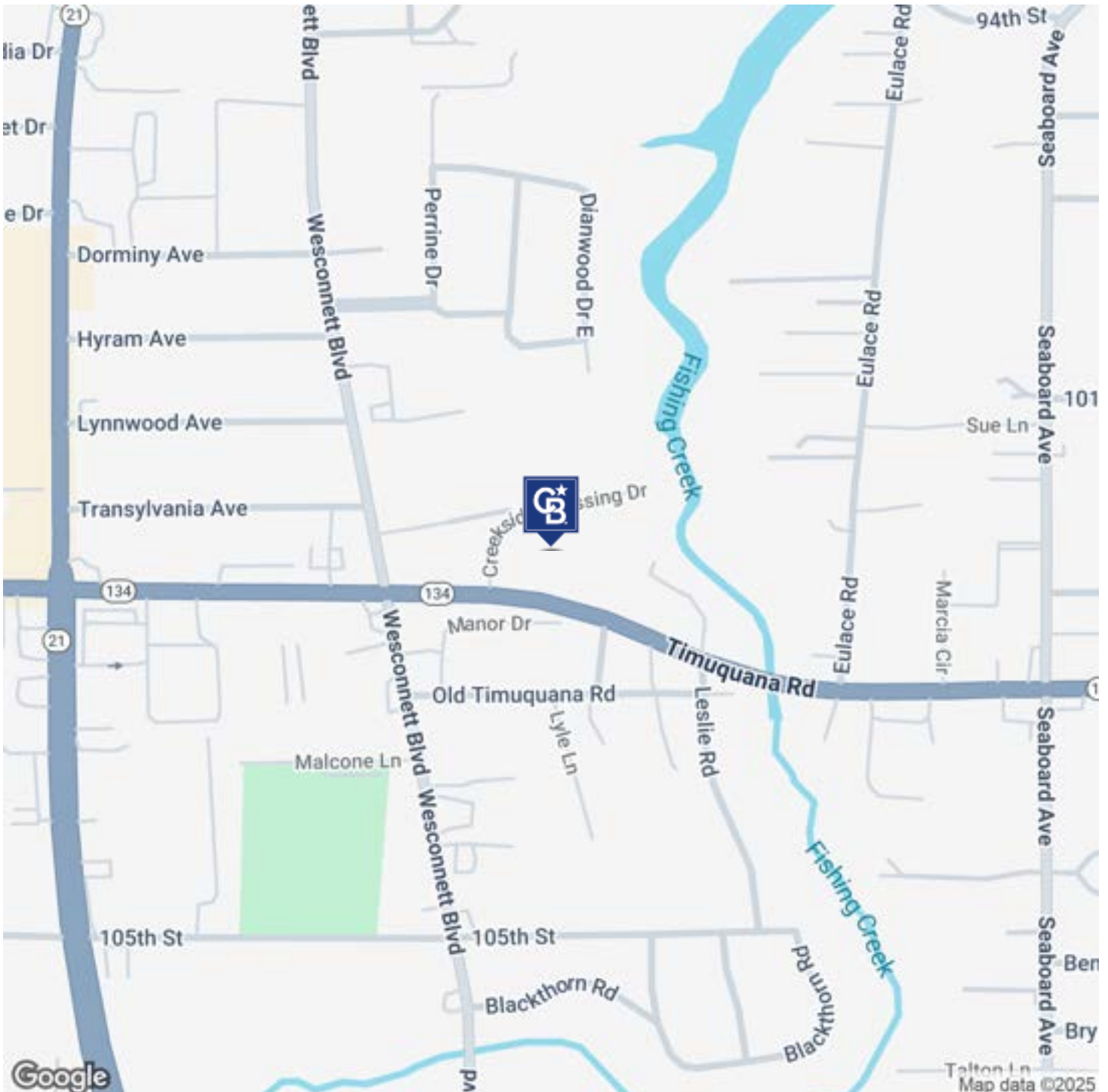


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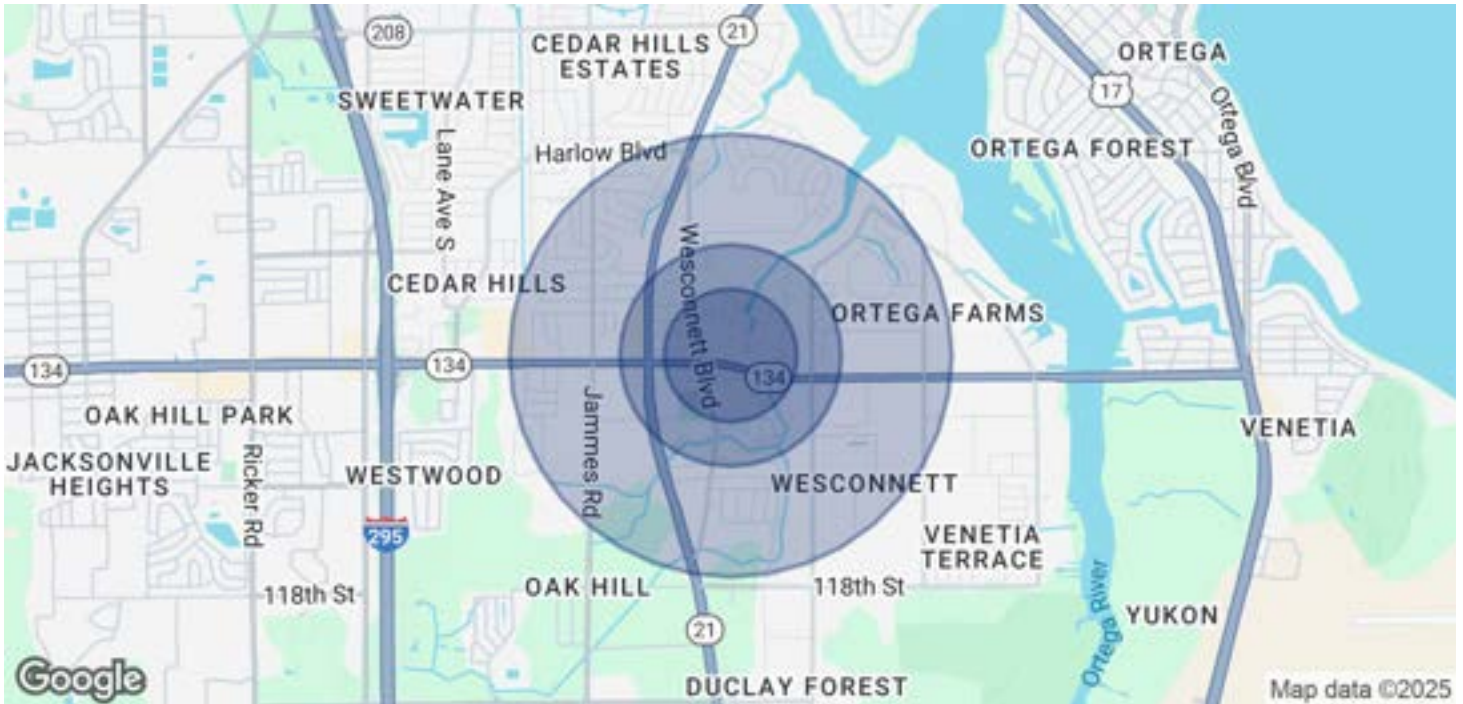


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	311	2,207	9,470
Average Age	46	43	41
Average Age (Male)	45	42	40
Average Age (Female)	46	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	124	875	3,798
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$107,532	\$77,997	\$71,735
Average House Value	\$289,763	\$247,803	\$244,591

Demographics data derived from AlphaMap

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