



OFFICE/RETAIL SUITE | FOR LEASE

4001 Confederate Point Road
Jacksonville, FL 32210

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LEASE OVERVIEW

PROPERTY OVERVIEW

Introducing 4001 Confederate Point Road for lease in West Jacksonville, FL. This property is under new ownership.

4001 Confederate Point Road is a 6,000 SF multi-tenant building that sits on 1.35 acres. The CRO zoning allows for a variety of uses such as medical, retail, office, daycare, pre-school, and so much more.

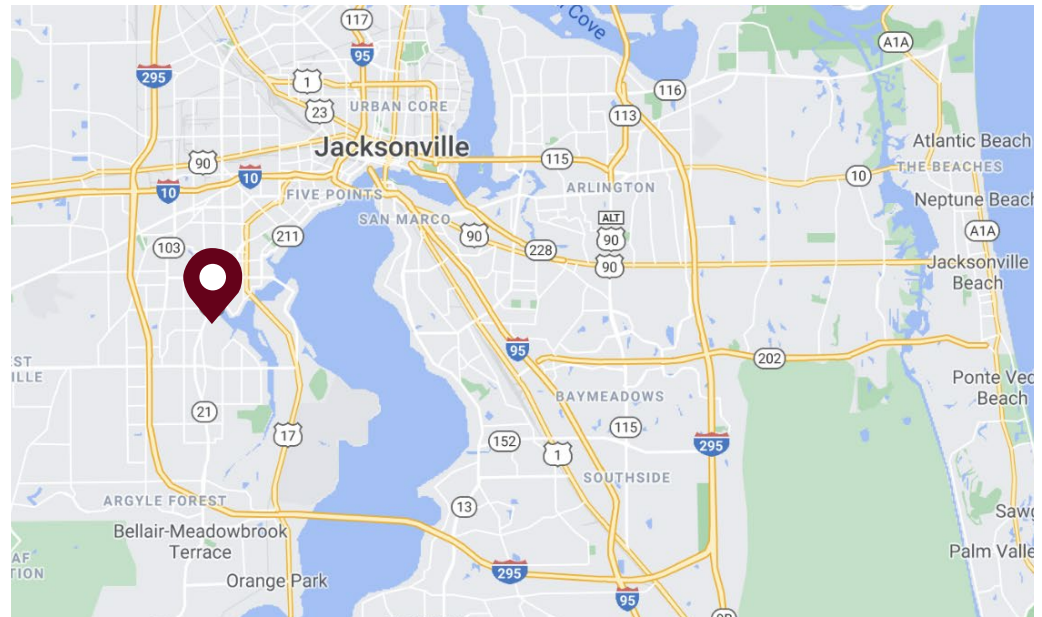
The subject property offers ample parking and a large grassy yard that could be utilized for special events or an exterior play area. Previously the property was utilized for both medical and retail users.

The property is located at the busy signalized intersection of Blanding Blvd (31,500 AADT) and Confederate Point Rd.

4001 Confederate Point Road is surrounded by dense residential neighborhoods as well as many commercial retailers.

PROPERTY HIGHLIGHTS

- Under new ownership
- 2,000 SF available
- Second gen medical suite
- Large yard (can be utilized for special events / exterior play area)
- CRO zoning
- Monument Signage Available
- Ample Parking

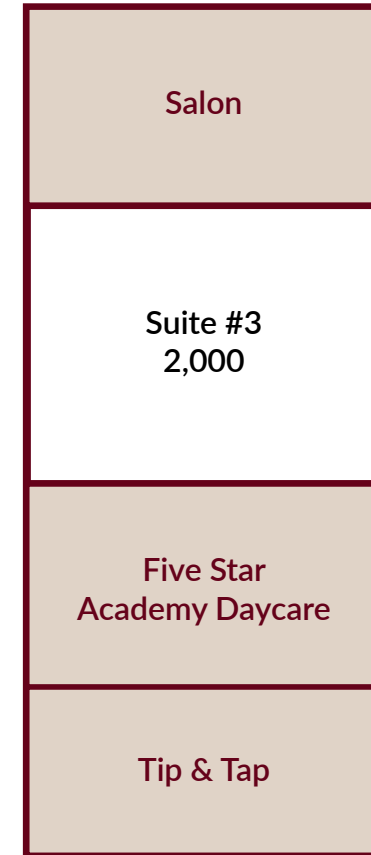
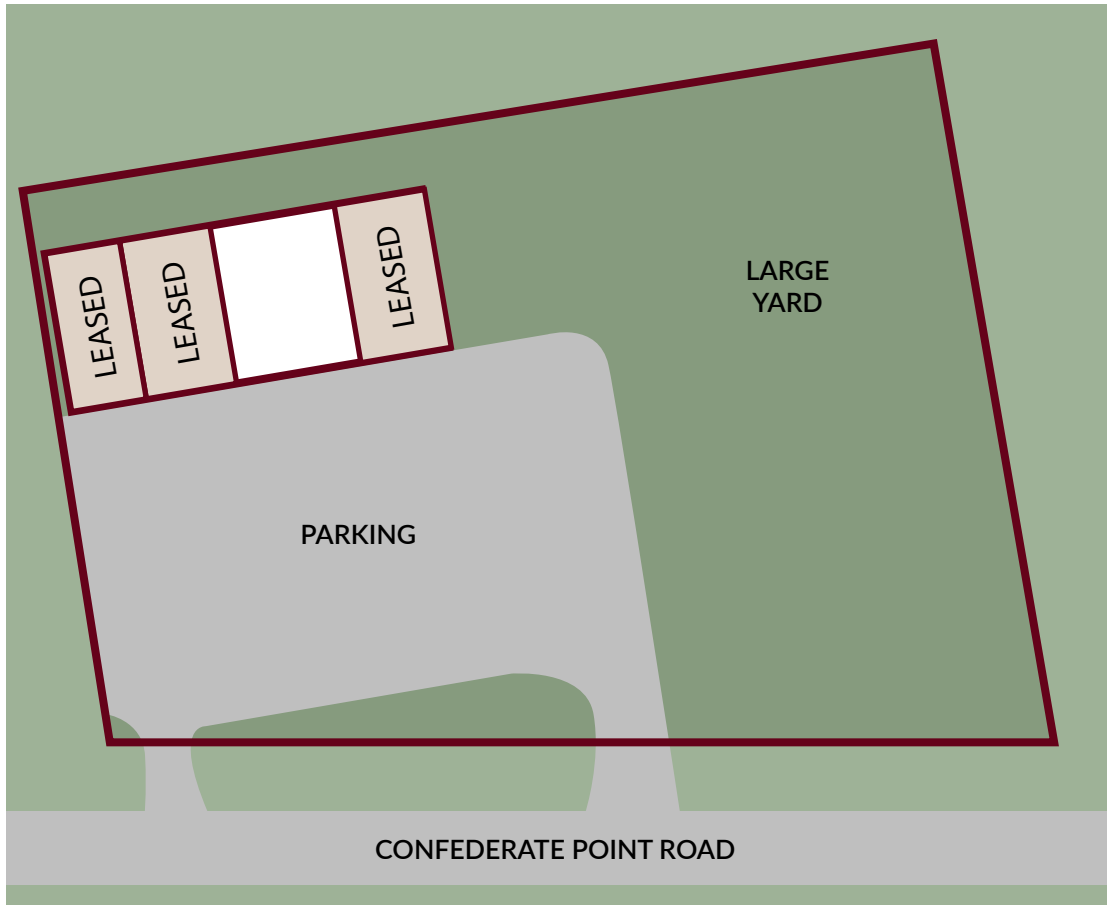


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AERIAL OVERVIEW



Address: 4001 Confederate Point Road
Lease Type: NNN (\$3/SF)
Building Size: 6,000 SF
Zoning: CRO
Acreage: 1.35 Acres

AVAILABLE SUITES

Suite	Size (SF)	Lease Type	Base Rate
Suite #3	2,000 SF	NNN (\$3/SF)	\$12/SF \$10/SF

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EXTERIOR PHOTOS

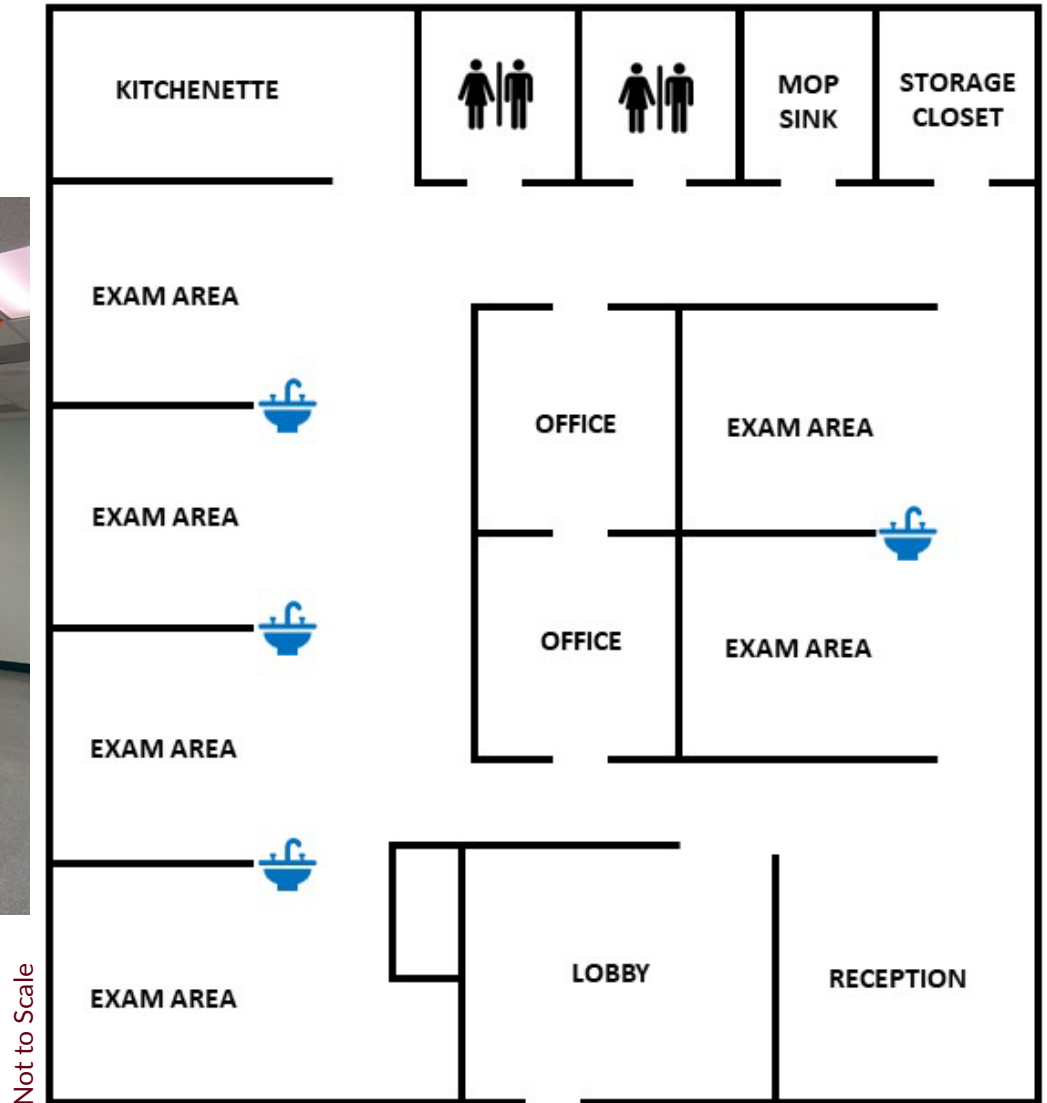


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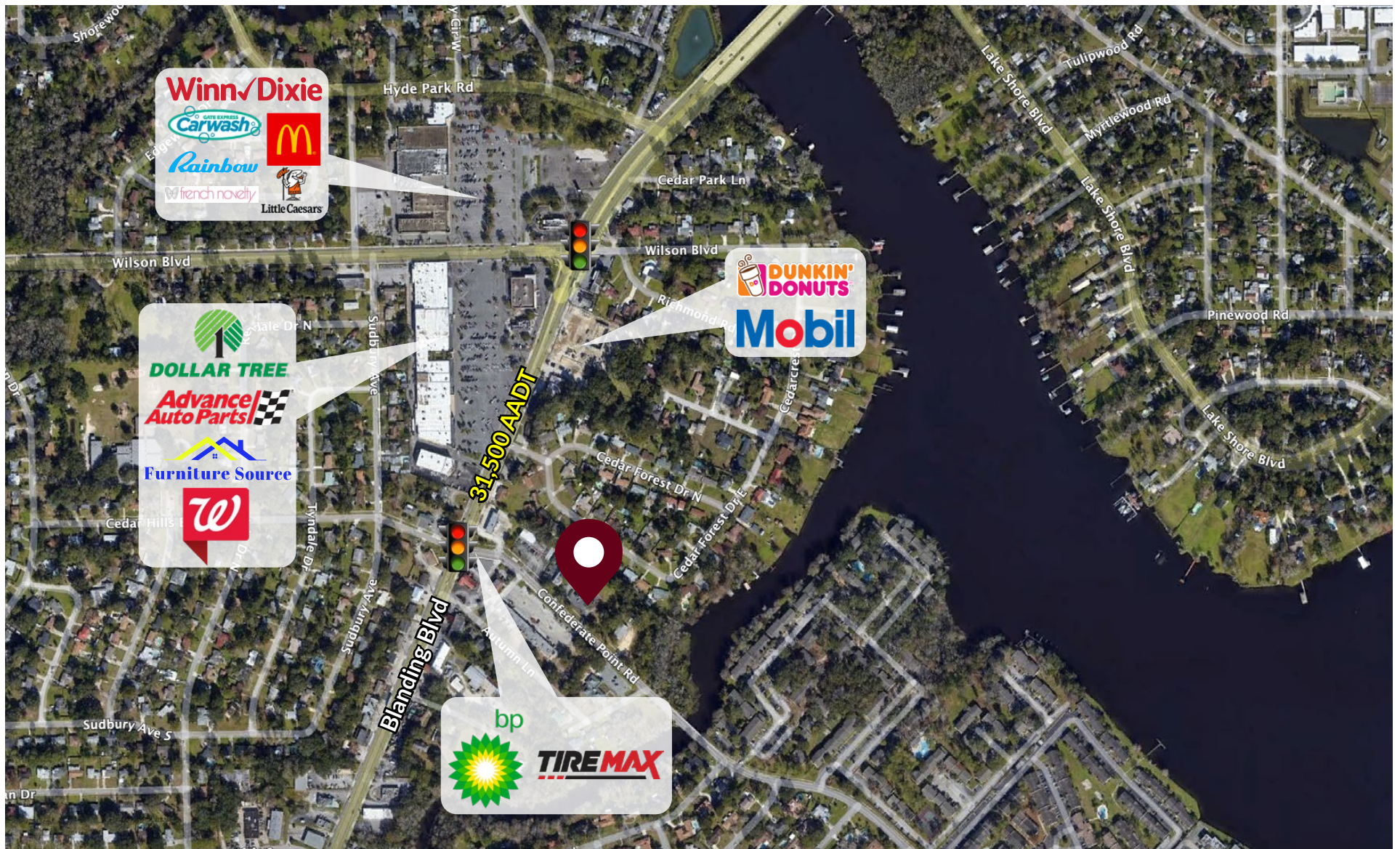
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INTERIOR & FLOOR PLAN



SURROUNDING RETAIL



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