

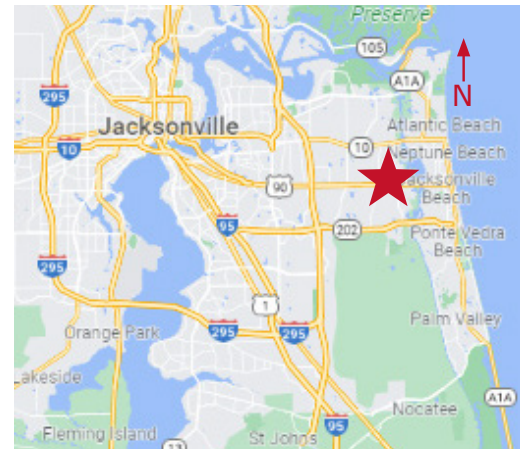
**MEDICAL OFFICE
FOR SALE**

Morgar Professional Center

14011 Beach Blvd., Unit #240, Jacksonville, FL 32250



- **Purchase Price:** \$896,700
- **Available Unit:** #240 +/-2,562 SF
- Association Fees are \$3.03/SF Annually
- Open plan includes reception, waiting area, two offices/exam rooms, and two restrooms. Approximately 1,000 SF is unfinished storage space.
- Building constructed in 2008
- Ample parking in surrounding surface lot (5.4/1000 SF)
- Well-located in the Morgar Professional Center off of Beach Blvd. between San Pablo Rd. and Hodges Blvd.
- Other medical users in the center include Baptist Primary Care, Family Medical Centers, Innovacare, Coastal Physical Therapy and Coastal Kidney Center.
- Currently occupied by seller, to be delivered vacant at closing



2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	14,608	77,475	169,441
Average HH Income	\$118,129	\$144,286	\$149,125
Daytime Total Employees	4,101	21,605	59,474



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

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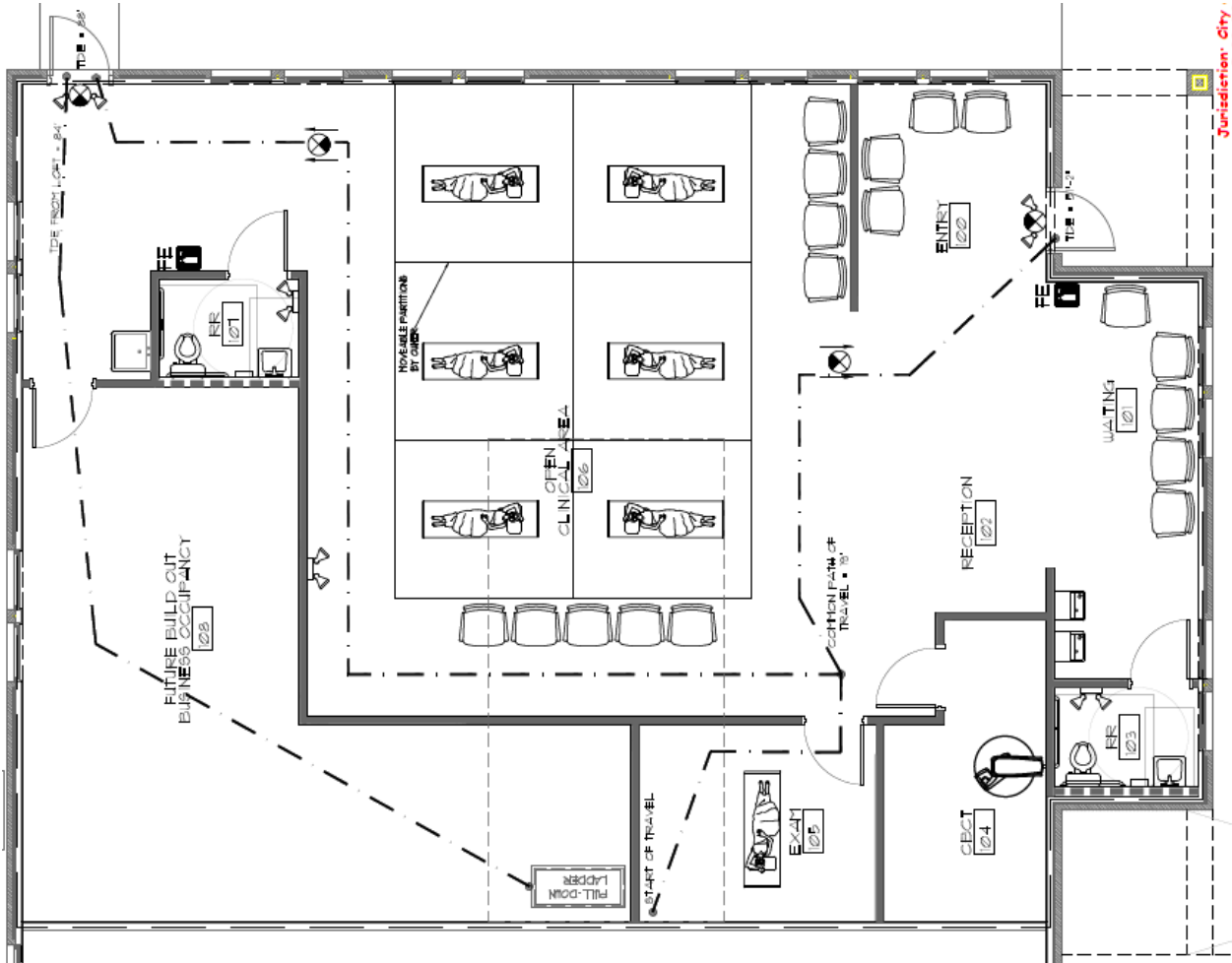
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Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Floor Plan Unit #240 +/-2,562 SF



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