

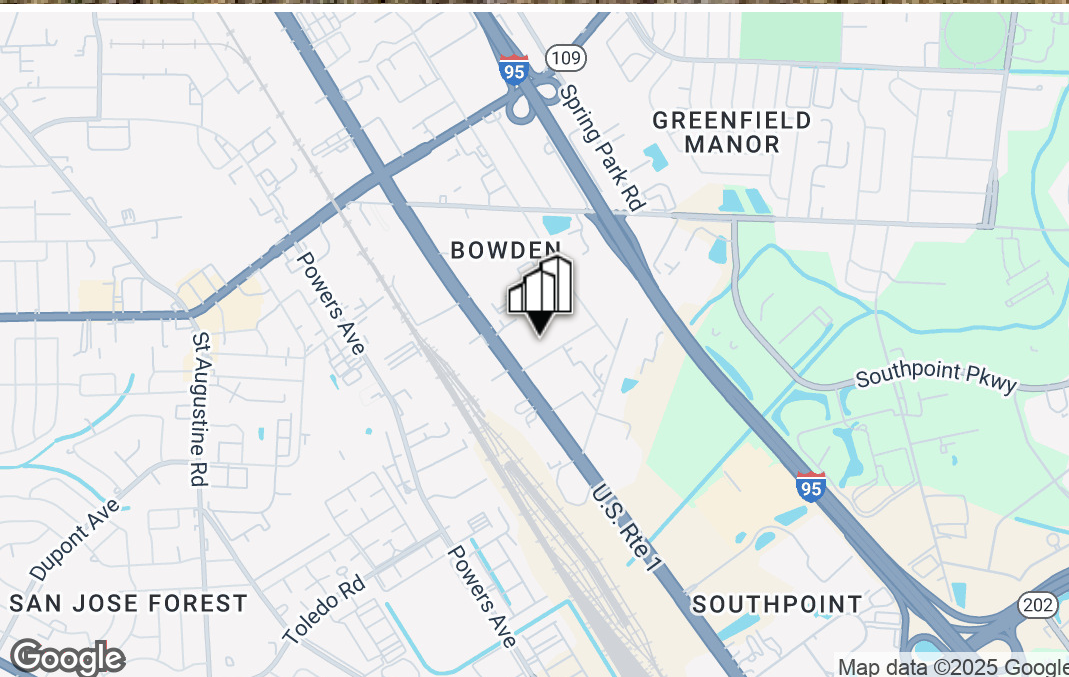
OFFICE BUILDING FOR LEASE

OFFICE SPACE WITH FENCED YARD AND PLENTY OF ON SITE PARKING.

4909 STEPP AVE, JACKSONVILLE, FL 32216



PRIMEREALTY



For More Information:

Tyler Saldutti

Chief Executive Officer

904.373.0578

tsaldutti@primerealtyinc.com

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family

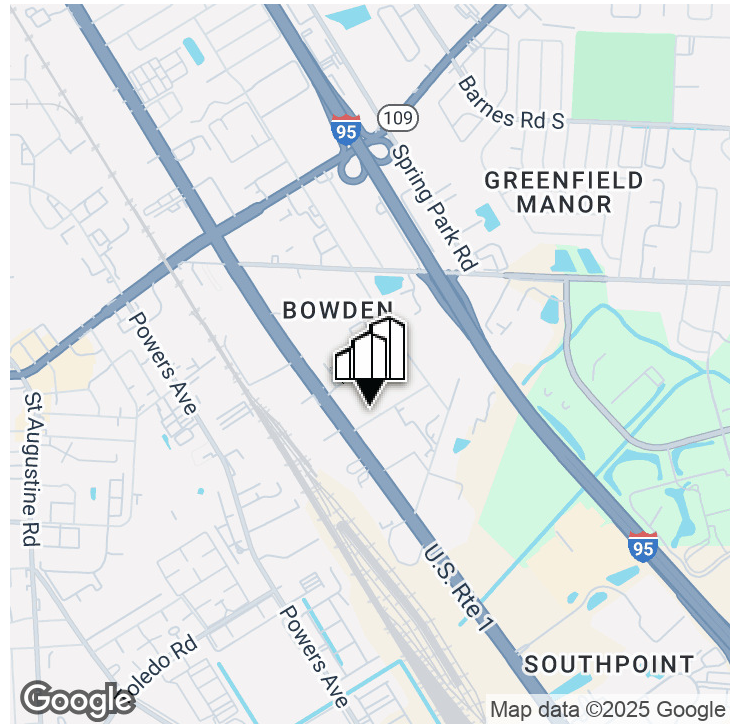
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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	2,000 SF
Available SF:	2,000 SF
Lot Size:	30,673 SF
Number of Units:	1
Year Built:	1984
Zoning:	IL

PROPERTY OVERVIEW

Positioned just off US-1 and west of I-95, this impressive property offers a secure and versatile lease opportunity. Boasting a generous 1-acre lot with fully fenced rear half-acre, the property provides ample space for various business requirements. The 2,000 SF of office space is ideal for fostering productivity and collaboration, while the CCG-2 zoning ensures flexible usage possibilities. With its strategic location and well-structured layout, this property caters to a wide range of business needs, making it an excellent choice for companies seeking a well-appointed and adaptable space to call their own.

PROPERTY HIGHLIGHTS

- - 1 acre lot
- - 2,000 SF of office space
- - CCG-2 zoning
- - Just off US-1 & just west of I-95
- - Back .5 acre is fully fenced in

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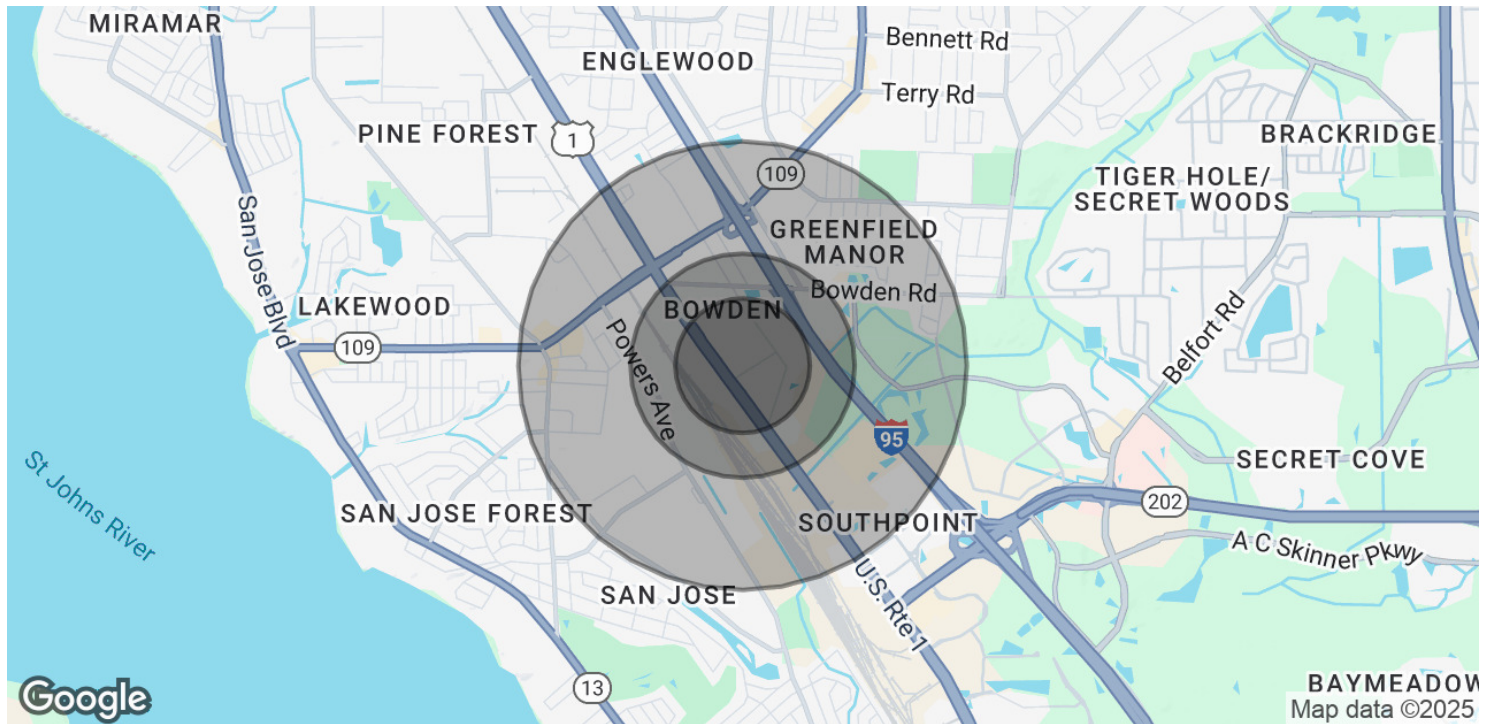
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	78	805	9,105
Average Age	43	43	40
Average Age (Male)	39	39	38
Average Age (Female)	46	47	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	30	318	3,731
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$101,447	\$59,407	\$60,355
Average House Value	\$263,170	\$199,890	\$232,224

Demographics data derived from AlphaMap

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