

# FOR LEASE

## 9751 MINING DR

Jacksonville, FL 32257



### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,000-4,000 SF
Number of Units:	3
Year Built:	2005
Zoning:	IH

### PROPERTY OVERVIEW

Ideal warehouse space for lease at 9751 Mining Dr, Jacksonville, FL, 32257 near I95 and the sought-after Philips Hwy. With IH zoning, this property provides a versatile setting for businesses to flourish. 3 available spaces ranging from 2,000 SF to 4,000 SF, each has their own bay door and parking in front of the space. This space is ideal for auto repair/office space and any business that needs a bay door and access to major highways.

### PROPERTY HIGHLIGHTS

- Flexible layout
- IH zoning
- 3 available spaces
- 2,000 SF - 4,000 SF
- Near Philips Hwy and I95

### PRESENTED BY:

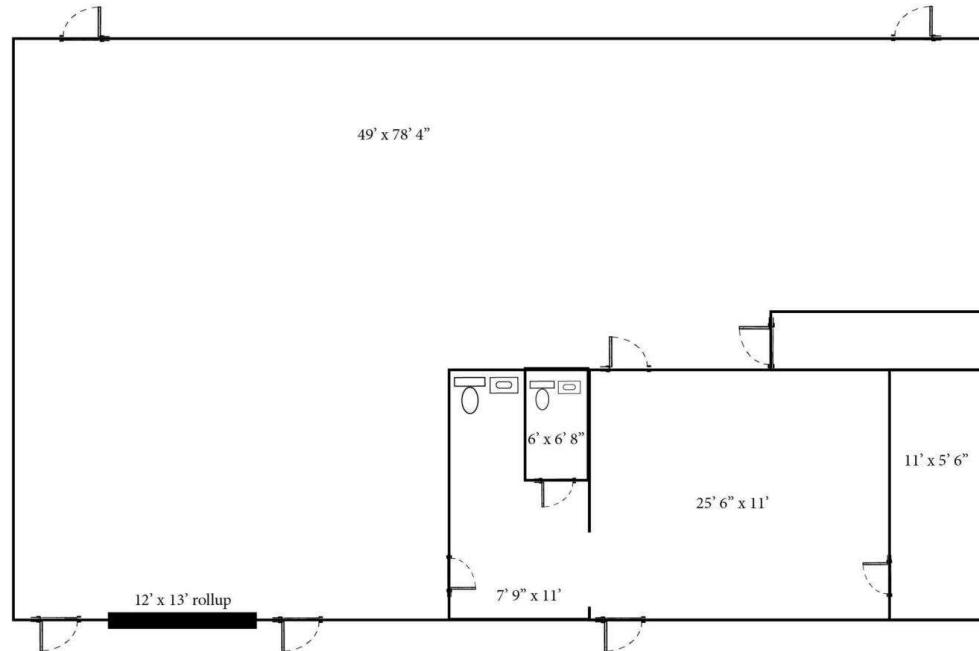
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**ADDITIONAL PHOTOS**

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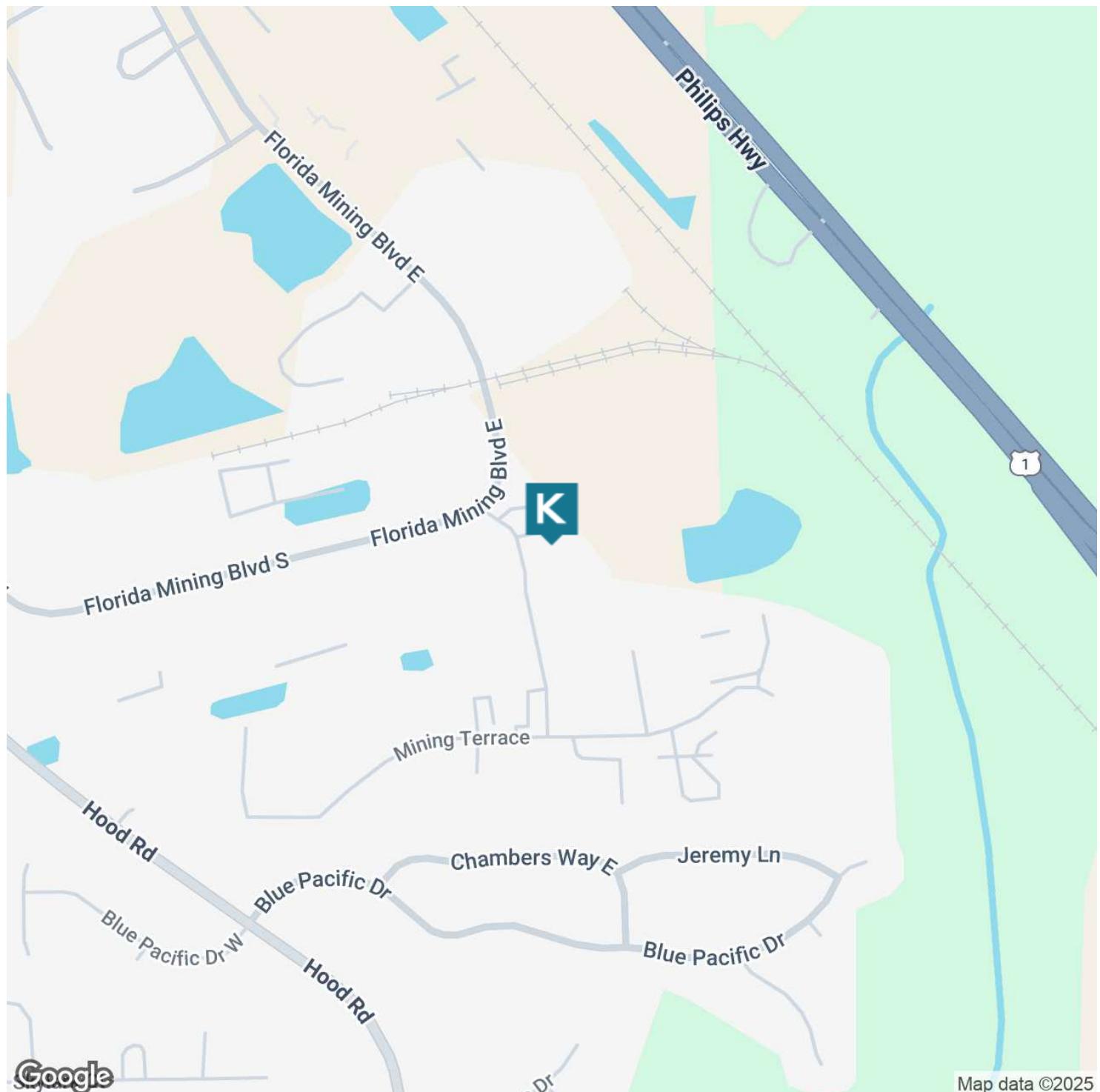
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FLOOR PLANS

**FOR LEASE**  
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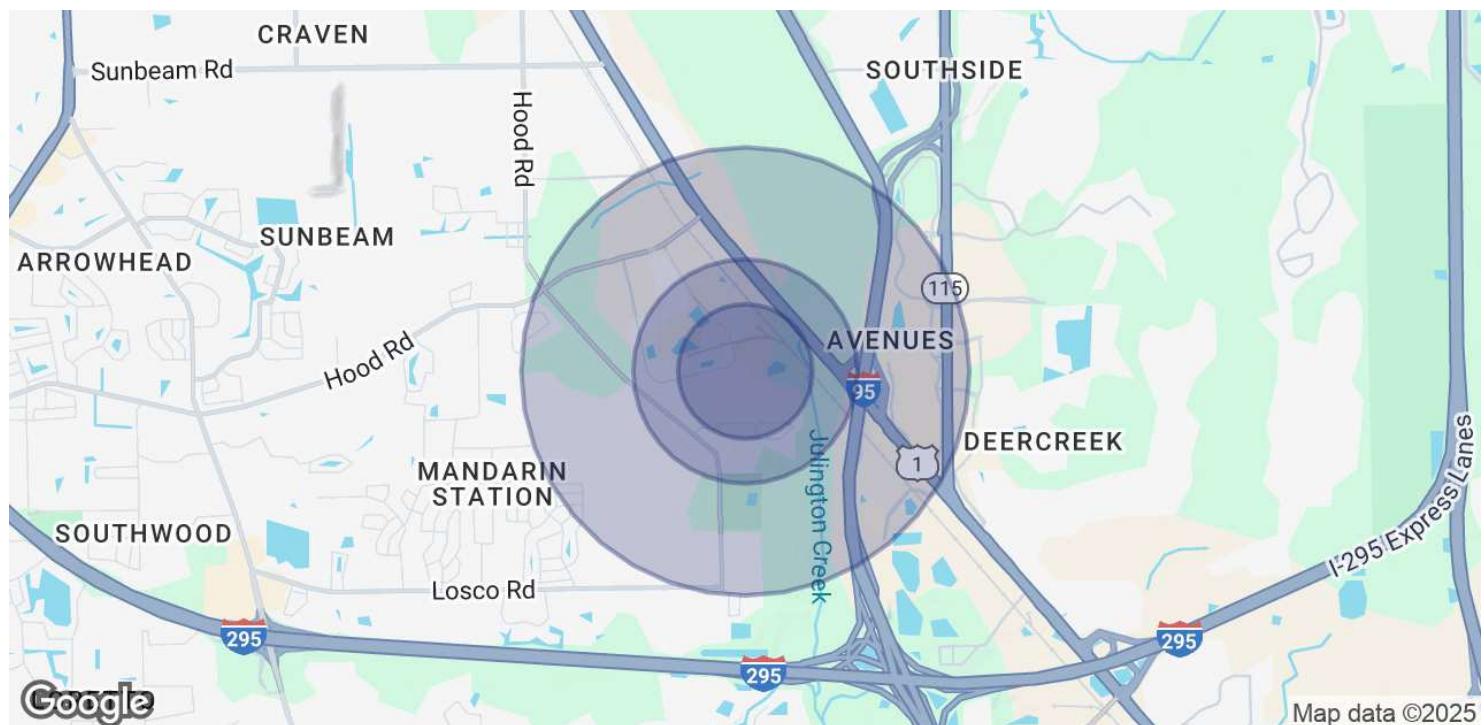
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**LOCATION MAP**

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	264	558	2,569
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	90	190	882
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$141,104	\$140,959	\$136,019
Average House Value	\$398,670	\$398,310	\$393,742

*Demographics data derived from AlphaMap*

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