



For Sale

Sale Price:
\$1,100,000

Medical Office Investment Opportunity

3599 University Blvd S Unit 1200 | Jacksonville, FL 32216

Property Features

- 4,140± SF total building
- Real estate #136035-0010
- 0.36 acres
- Zoning: CRO
- Tenant in place through June 2030
- 16 parking spaces
- In place NOI \$66,240; CAP rate 6.1%
- Only landlord responsibility is if HVAC repair costs exceed \$2000
- Easy access from University Blvd and Beach Blvd, in near proximity to hospitals, restaurants and retail

Contact:

Robert W. Selton, III

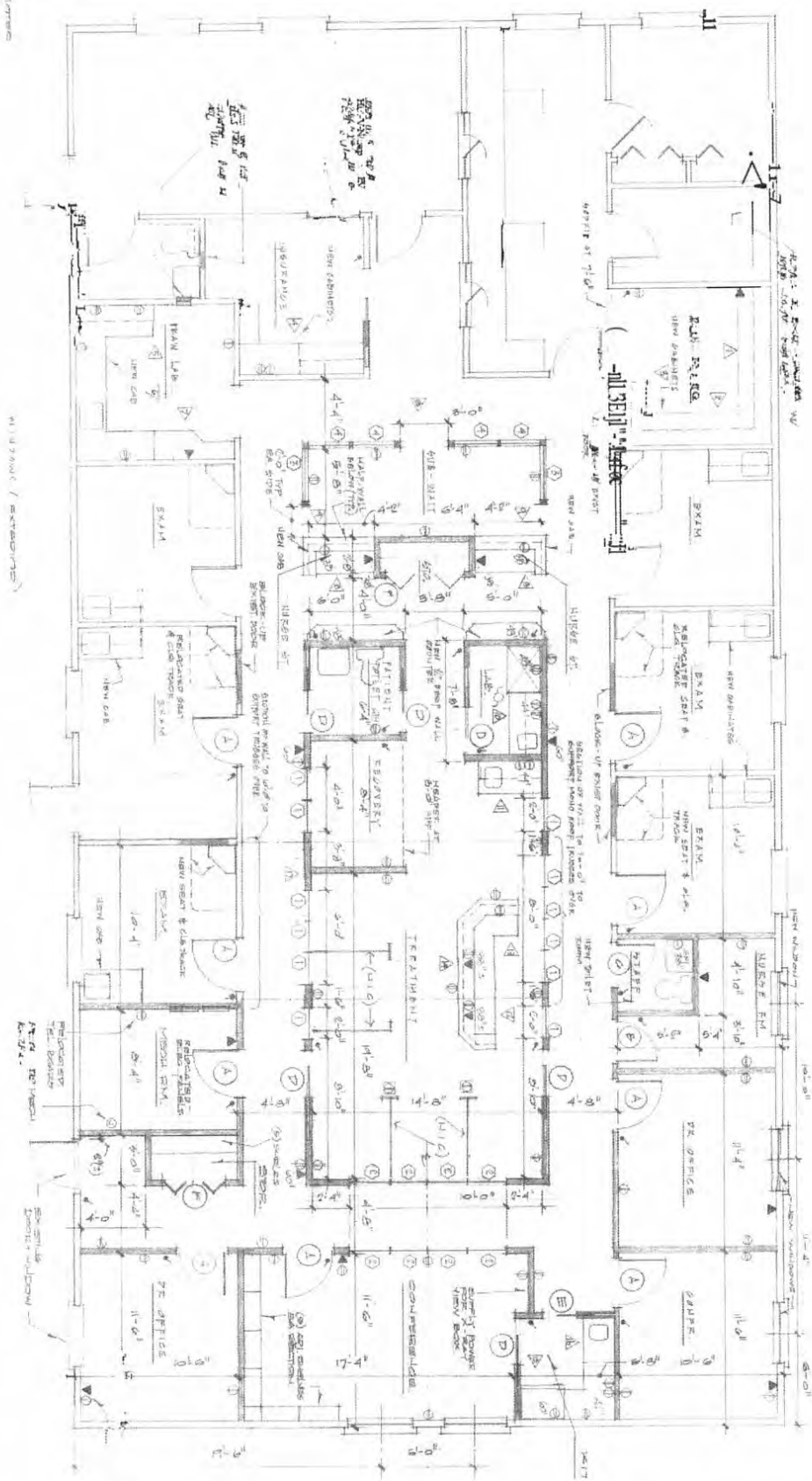
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76 S. Laura Street Suite 1500
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Floor Plan



Adjacent Property for Sale

Beach Blvd | 25,000 AADT

Samuel Wells Ct

3599 University Blvd S
Available for Sale
\$1,100,000

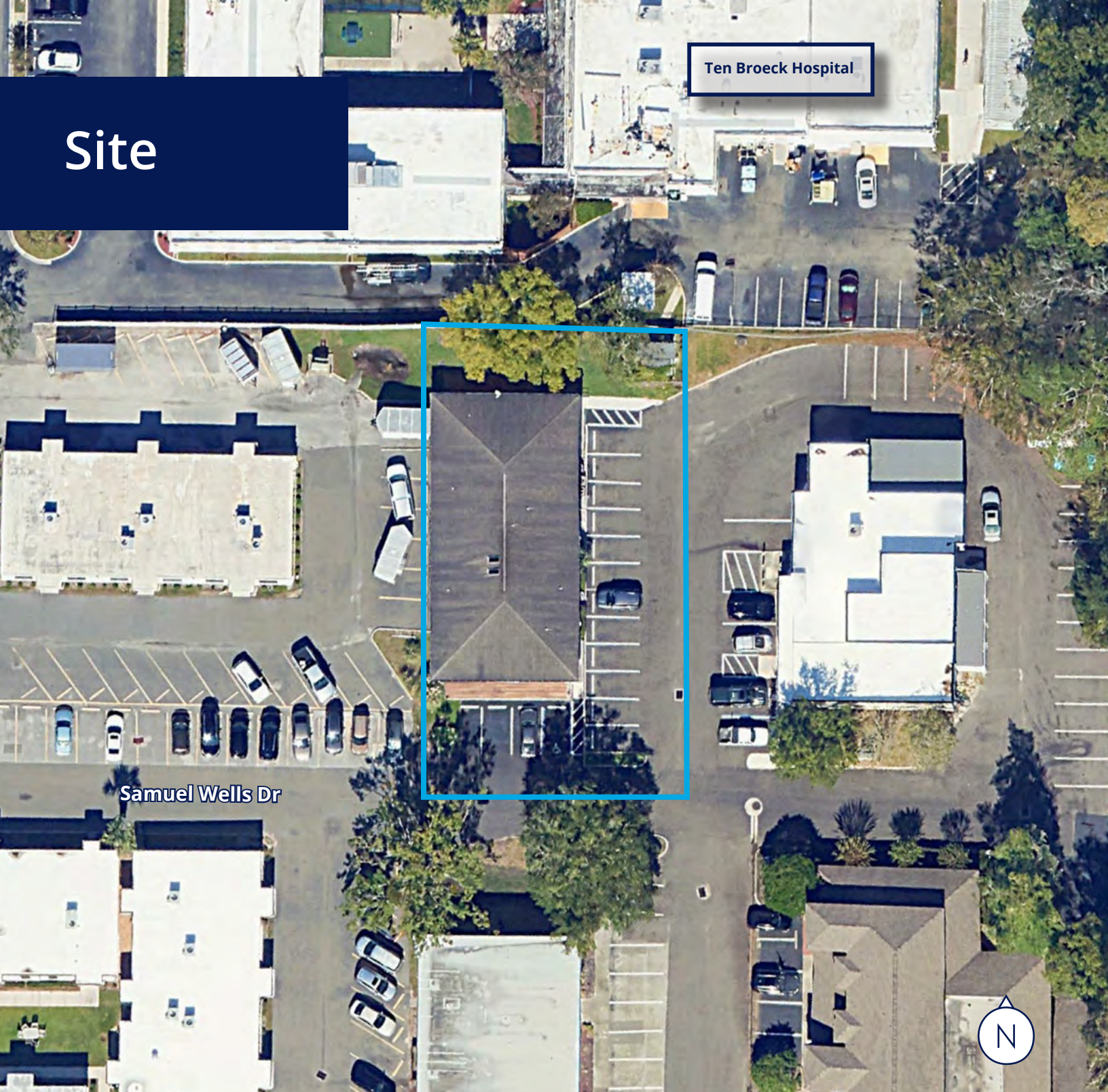
Samuel Wells Dr

6210 Samuel Wells Dr
Available for Sale
\$700,000



Site

Ten Broeck Hospital



Samuel Wells Dr



Area Demographics | 3 mile radius

Source: ESRI Business Analyst



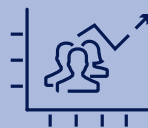
2024 Estimated
Population

85,599



2024 Est. Avg.
Household Income

\$80,481



2029 Projected
Population

87,717



2029 Proj. Avg.
Household Income

\$96,476

Photo Gallery





Beach Blvd || 25,000 AADT

Brooks Rehabilitation Hospital

Northeast Florida Endocrine

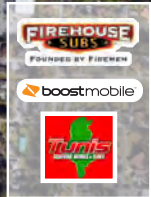
VA Women's Center



Heartland Health Center

HCA Florida Memorial Hospital

North Florida Medical Associates



142,995 AADT

Englewood Elementary
Englewood High School



University Blvd || 32,500 AADT



Southside Middle
Greenfield Elementary



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