



4063 Salisbury Road **\$14.50/SF FS**
Suite 205
Jacksonville, FL **\$3,894.46/month**

 **LoopNet Listing ID #30699274**

Watson Commercial Realty Inc.
4685 Sunbeam Road, Suite 4
Jacksonville, FL 32257
904-200-1030
Will Messer



4063 Salisbury Road, Suite 205, Jacksonville, FL 32216

Office and Open Area

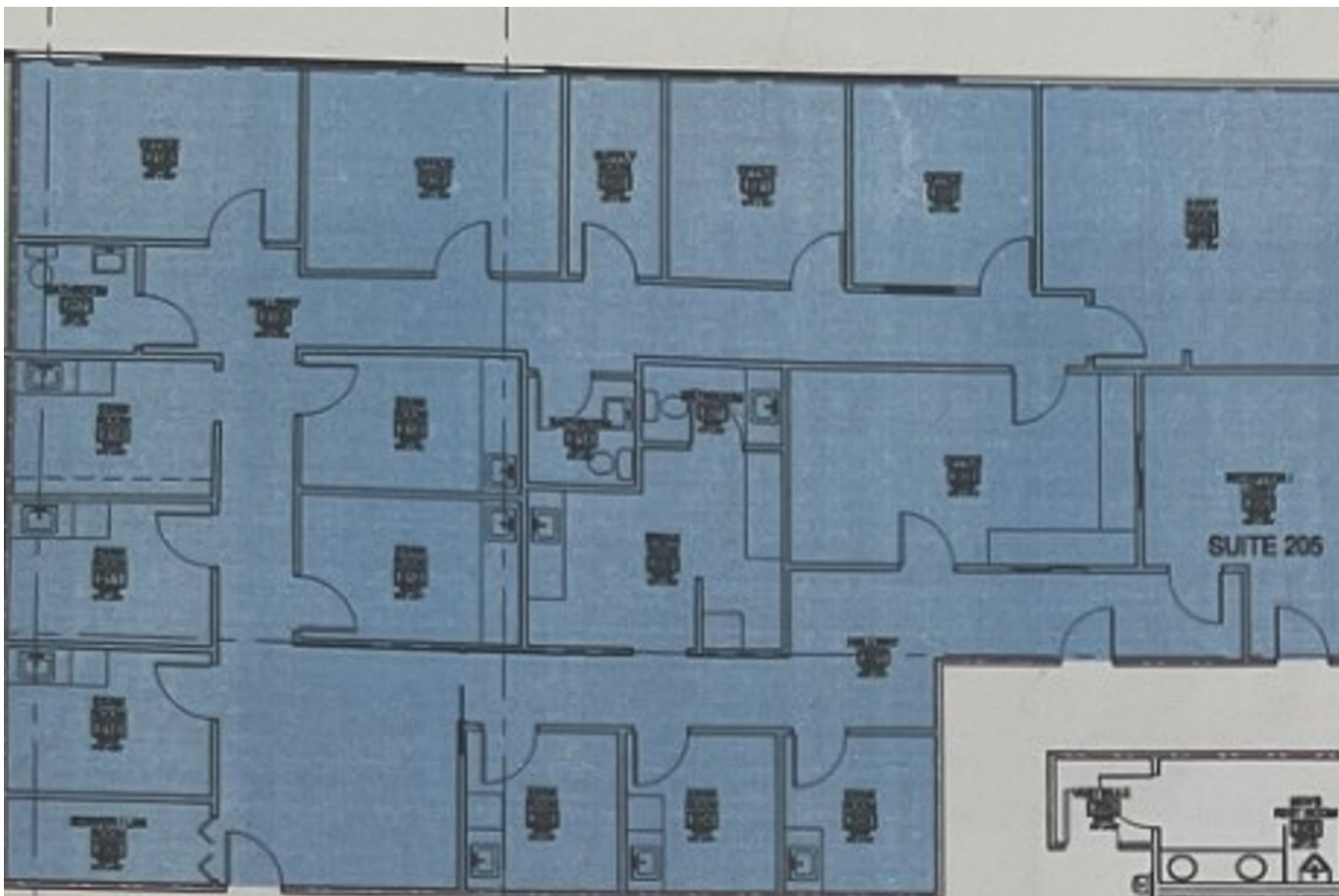
Square Footage = 3,223

- Offices = 8
- Patient Rooms = 6
- Reception = 1
- In-suite Restrooms = 3
- Break Room = 1
- Open Area = 2



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Floor plan



WILL MESSER

Commercial Sales Associate

Mobile: **904-200-1030**
Email: **wmesser@watsoncommercial.com**
Web: **WatsonCommercial.com**

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Office and Break Room



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Patient Room, Reception and In-Suite Restroom



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Building Overview



Suite Types:	Medical and Professional Offices
Building Size (RSF):	41,102 SF
Parking (#):	190
Lease Rate:	\$15.50/SF FS

Demographics—CoStar, Census

Proximity:	1 mile	3 miles	5 miles
Total Population:	4,477	66,697	162,624
Average Age:	38.8	38.0	37.6
Households:	2,481	35,077	84,127
2022 Avg. HH Inc.	\$71,686	\$74,815	\$78,896

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Location

- I-95=.7mi./2 min.
- I-202/JTB=1.3mi./4 min.
- US-1/Philips=1.7mi./4 min.
- St. Johns Town Center=4.6mi./9 min
- I-295=7.5mi./9 min.
- Downtown Jacksonville=6.3mi/10 min



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