



MEDICAL OFFICE BUILDING | 3,200 SF



For Sale

13133 Professional Drive

Jacksonville, FL 32225

Scott Edwards

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STREAM

Property Overview

Property Highlights

- Wonderful Investment Opportunity right off Atlantic Blvd just 3 Miles from The Beaches.
- Perfect for future Owner-User or Investment Property
- \$897,991 purchase price
- \$280/SF

Tenant 1. – Suite 100

- 1,600 SF
- Lease Renewed Jan 1, 2023, through December 31, 2026
- Annual Increases 3%

Tenant 2. – Suite 200

- 1,600 SF
- Lease Renewed July 1, 2023, through June 30, 2026
- 3% Annual Escalations (next adjustment July 1, 2024)



Site Plan

Suite 100: 1,600 SF

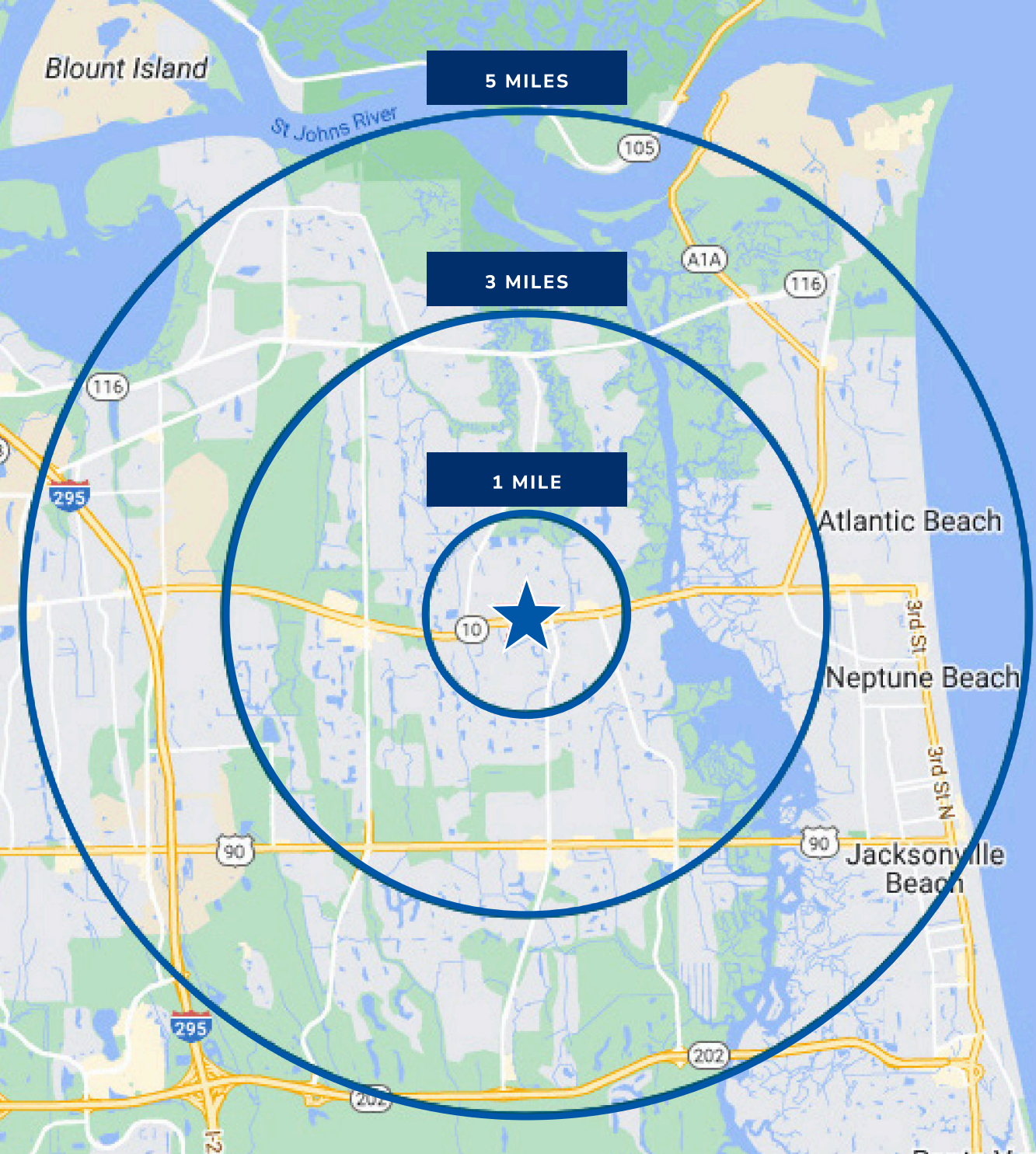
Suite 200: 1,600 SF



Location Overview

Area Demographics

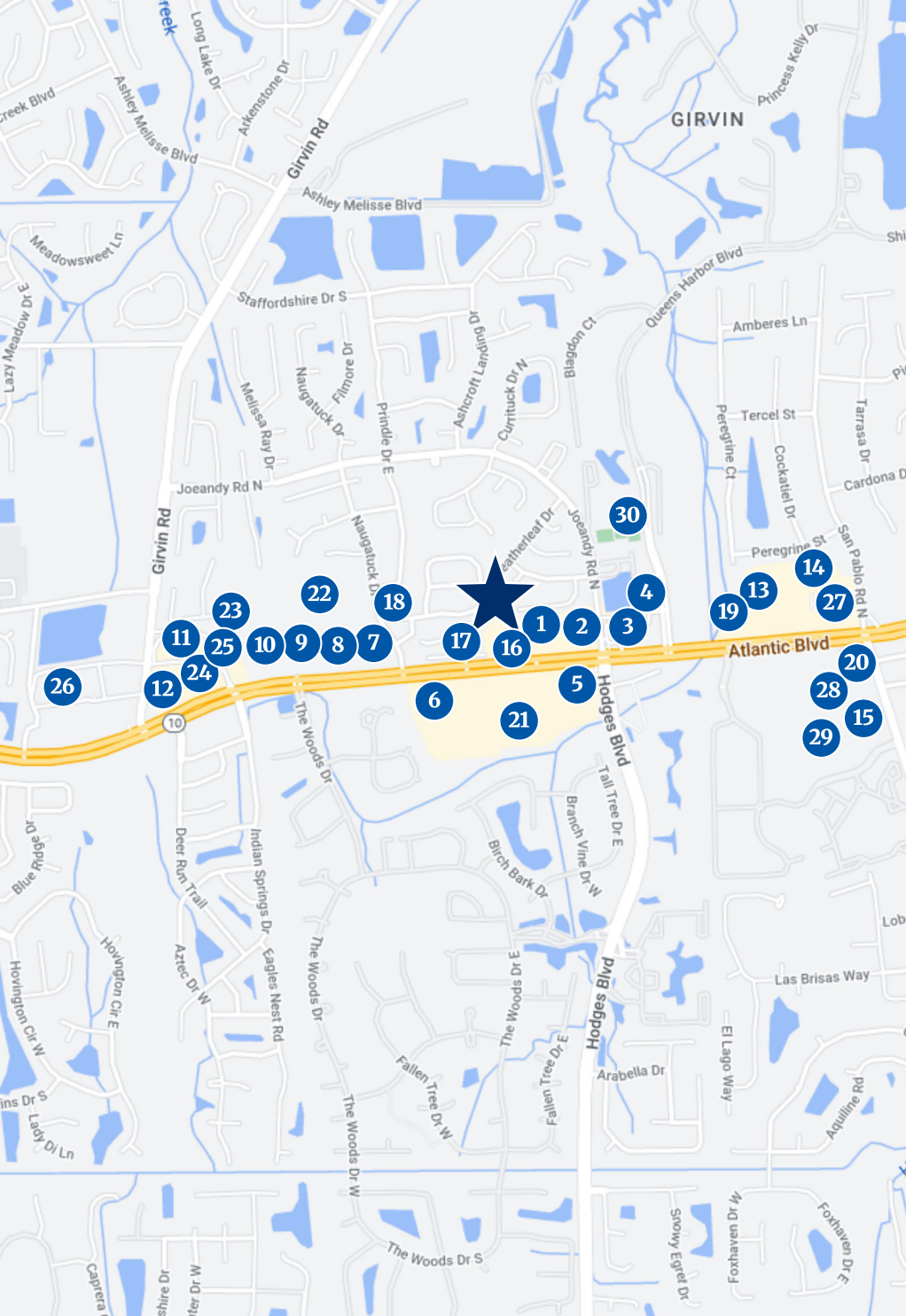
	1 Miles	3 Miles	5 Miles
Population	12,424	74,593	185,211
Total Households	4,883	27,480	72,498
Average Income	\$89,873	\$103,962	\$100,924
Median Age	37.9	38.1	37.8
Daytime Population	3,555	17,237	66,170



Location Overview

Nearby Amenities:

1. Panera Bread
2. Outback Steakhouse
3. Starbucks
4. Chick-fil-A
5. Burger King
6. Taco Bell
7. Chili's
8. Krispy Kreme
9. Moe's Southwest Grill
10. Wendy's
11. Fushimi
12. Hardee's
13. Tequila's Town
14. Blue Orchid Thai Cuisine
15. Catullo's Italian
16. Agerico Sayoc
17. Millennium Physician Group
18. Baptist Primary Care
19. Angel Pediatric Practice
20. Atlantic Dentistry
21. Harbor Place Shopping Mall
22. Lowe's
23. Advance Auto Parts
24. Girvin Plaza Center
25. Winn-Dixie
26. The Home Depot
27. Fresh Market
28. Village Shoppes
29. Walmart
30. Queen's Harbour Country Club



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Let's Connect

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