

# 841

PRUDENTIAL DR. <sup>ST</sup> <sub>TH</sub>

JACKSONVILLE, FL 32207

**FOR SALE - \$5,000,000**  
**BUILD-TO-SUIT, OR JOINT VENTURE:**  
**ON-CAMPUS MEDICAL OUTPARCEL OPPORTUNITY**





# A METRO MADE FOR MEDICAL

841  
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Subject property is a 37,272 SF +/- pad site. Adjacent to 841 Prudential, with a tenant roster comprised of medical and professional uses. Next door to and effectively on-campus with Baptist Medical Center Jacksonville, Baptist's main hospital campus. Excellent opportunity for an array of uses to locate in a major medical corridor within the thriving Southbank Submarket of Downtown Jacksonville.



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Baptist Health  
MEDICAL CENTER  
EMERGENCY ROOM

Baptist Health  
MEDICAL CENTER

Baptist Health  
HEART HOSPITAL

Wolfson  
Children's  
EMERGENCY &  
TRAUMA CENTER

Wolfson  
Children's

BAPTIST MD Anderson  
Cancer Center  
Making Cancer History

NEMOURS  
CHILDREN'S HEALTH

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BAPTIST AGEWELL CENTER FOR HEALTH

BAPTIST JACKSONVILLE ER

BAPTIST HEALTH - HEART RHYTHM CENTER

BAPTIST MEDICAL CENTER JACKSONVILLE

WOLFSON CHILDREN'S HOSPITAL

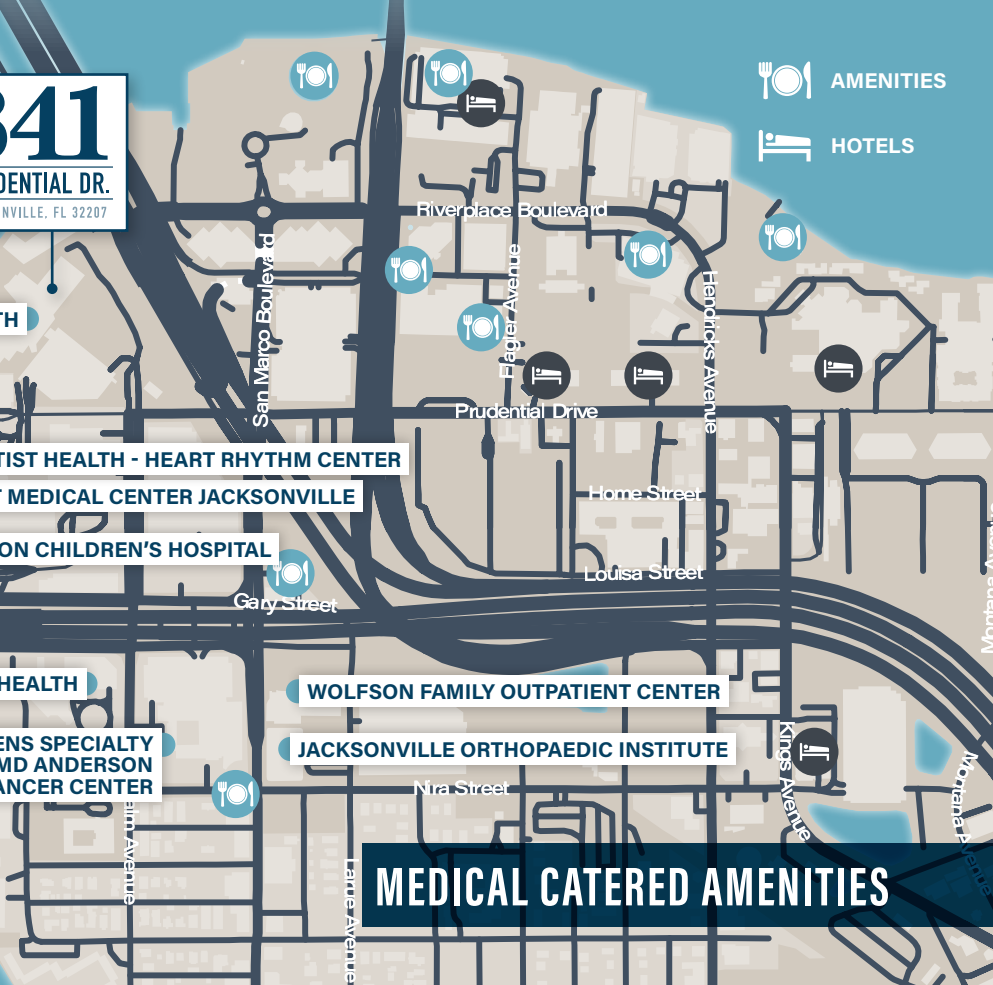
NEMOURS CHILDREN'S HEALTH

WALGREENS SPECIALTY  
PHARMACY AT MD ANDERSON  
CANCER CENTER

WOLFSON FAMILY OUTPATIENT CENTER

JACKSONVILLE ORTHOPAEDIC INSTITUTE

MEDICAL CATERED AMENITIES





# ADDITIONAL DEVELOPMENT OPPORTUNITY

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**±37,272 SF PAD SITE  
ABILITY TO CONSTRUCT  
TWO STORIES TOTALING  
±48,000 SF**



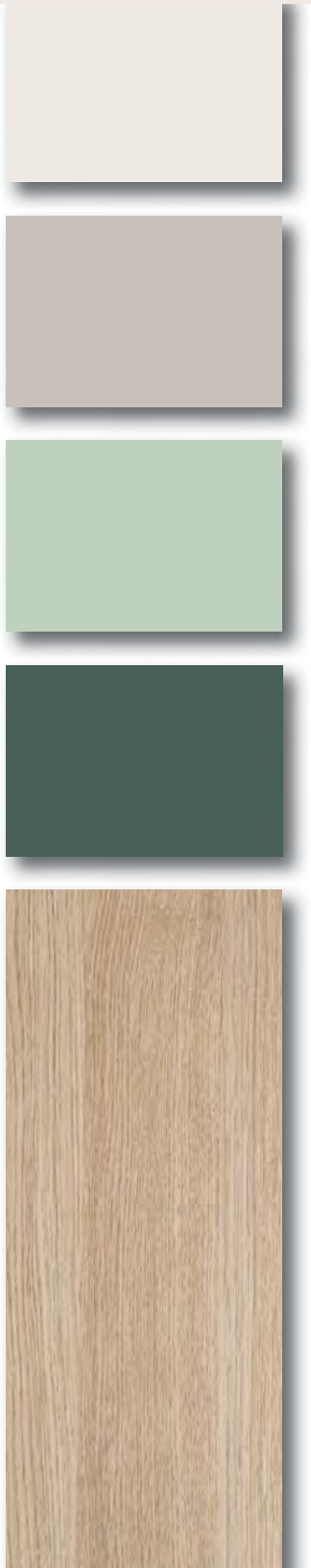
**SITE HAS BEEN APPROVED BY DOWNTOWN DEVELOPMENT REVIEW BOARD (DDRB) AND IS ENTITLEMENT READY; THE USER CAN SUBMIT FOR PLANCHECK.**





# CONCEPTUAL RENDERING: 1ST FLOOR

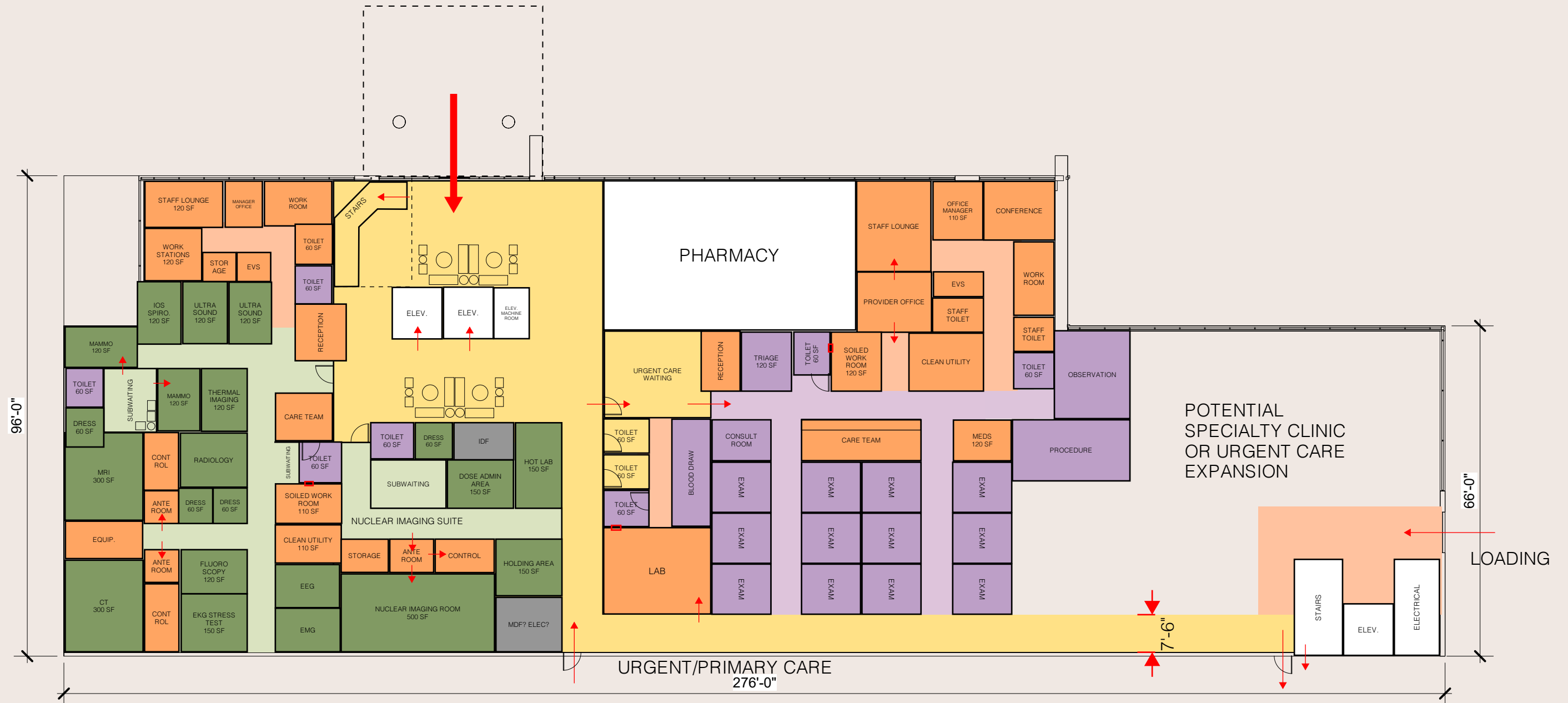
Urgent Care, Primary Care, Imaging and Pharmacy





# CONCEPTUAL FLOORPLAN: 1ST FLOOR

## Urgent Care, Primary Care, Imaging and Pharmacy



1

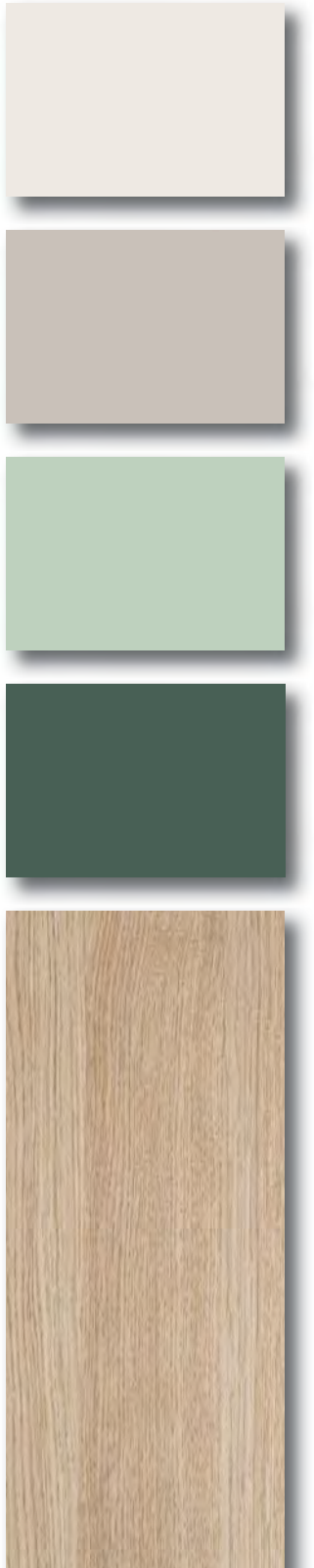
## LEVEL 1 FLOOR PLAN

$$3/64'' = 1'-0''$$



# CONCEPTUAL RENDERING: 2ND FLOOR

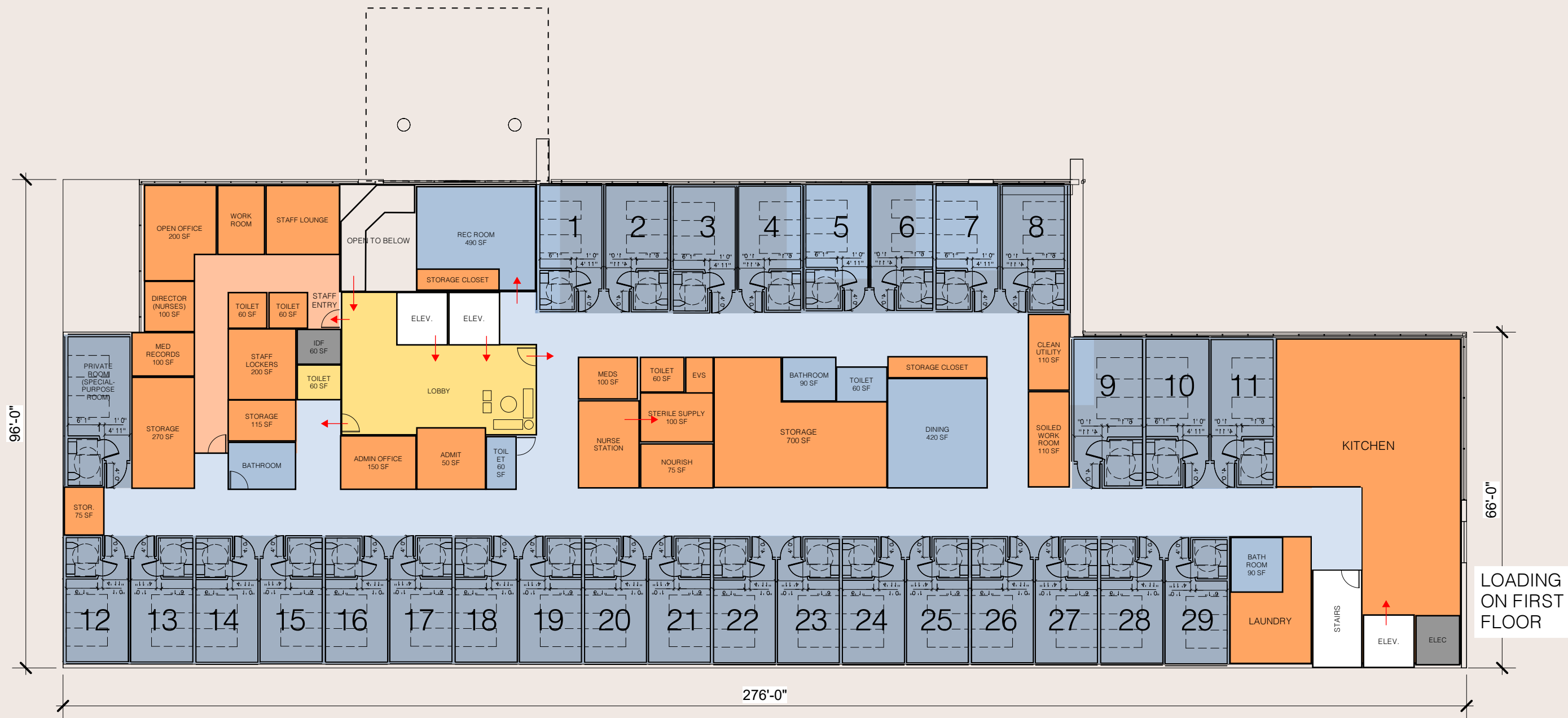
Post-Acute Care (e.g. IRF, SNF or LTACH)





# CONCEPTUAL FLOORPLAN: 2ND FLOOR

Post-Acute Care (e.g. IRF, SNF or LTACH)



1

## LEVEL 2 FLOOR PLAN

3/64" = 1'-0"



# SHAREMD COMPANY PROFILE

ShareMD (<https://sharemd.com/>) is a healthcare real estate investment and management firm that specializes in acquiring, developing, and managing medical office buildings and outpatient facilities across the United States. The company operates on a hybrid model that combines medical real estate ownership with healthcare technology solutions.

## Company Overview

- Founded 2016, headquartered in Jacksonville, FL
- Portfolio includes over 1M SF of medical office buildings across multiple states
- Focuses on creating physician-centric healthcare real estate solutions

## Core Capabilities

- Medical office building acquisition and repositioning
- Asset and property management of healthcare facilities
- Development of outpatient medical centers

## Notable Relationships and Achievements

- Partner to numerous healthcare systems and independent physician groups
- Established relationships with major financial institutions for healthcare real estate investments
- Track record of successful medical property transformations in multiple markets
- Experience working with local municipalities on healthcare development projects
- History of maintaining high occupancy rates in medical office portfolios





# WHY JACKSONVILLE, FL?

1,714,943  
Population (2023)

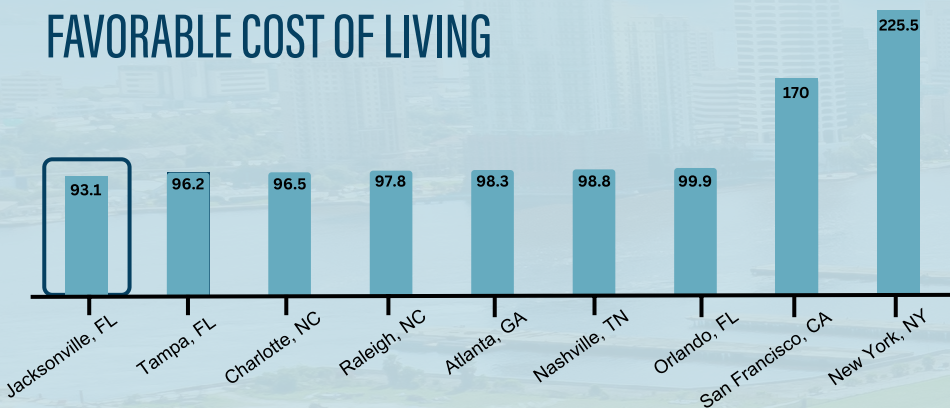
830,544  
Total Regional  
Employment

\$73.2K  
Median Household  
Income (2022)

+180,261  
Population growth over the last  
5 years and is projected to grow  
by 181,134 over the next 5 years

TOP 3  
*industries in Jacksonville are:*  
General Medical and Surgical  
Hospitals, Offices of Physicians, and  
Restaurants and Hospitality

## FAVORABLE COST OF LIVING



Source: C2ER, Cost of Living Study, 2023 Annual



The Jacksonville area averages  
**220 DAYS OF  
SUNSHINE**  
a year

POSITIVE TAX ADVANTAGES  
**NO**  
CORPORATE FRANCHISE TAX  
STATE PERSONAL INCOME TAX  
TAXES ON INVENTORIES



**1 IN 8**

Jobs in the Jacksonville  
region are in the  
health care industry

**150+**  
NATIONAL,  
REGIONAL  
OR DIVISIONAL HQS

## TOP CITY FOR RELOCATING

Jacksonville is the fourth fastest  
growing city in the United States



As a hub for innovation and technology,  
Jacksonville is the U.S. proton therapy capital  
with UF Health Proton Therapy Institute,  
Ackerman Cancer Center and Mayo Clinic

## MEDIAN LIFE SCIENCE SALARIES IN JACKSONVILLE

OCCUPATIONS	SALARY
Bioengineers and Biomedical Engineers	\$82,600
Biological Scientists, All Other	\$56,700
Chemists	\$66,900
Health Information Technologists and Medical Registrars	\$64,200
Licensed Practical and Licensed Vocational Nurses	\$53,700
Medical and Clinical Laboratory Technologists	\$65,000
Medical and Health Services Managers	\$109,300
Medical Assistants	\$39,400
Medical Records Specialists	\$49,300
Nurse Practitioners	\$118,900
Nursing Assistants	\$33,700
Pharmacy Technicians	\$39,900
Physical Therapists	\$102,600
Physicians, All Other	\$274,700
Radiologic Technologists and Technicians	\$66,600
Registered Nurses	\$83,400

Source: JOBSAQ, 2023



## AREAS OF EXCELLENCE

MEDICAL DEVICE MANUFACTURING  
CLINICAL TRIALS  
BIOMEDICAL RESEARCH  
ONCOLOGY  
HEALTH TECH

Local health and biomedical  
companies cite the benefits  
of having **top-notch  
programming in their  
field** with the area's leading  
educational institutions.

## HEALTH AND WELLNESS

Home to the largest urban park  
system in the country and extensive  
bodies of water, Jacksonville offers  
plentiful outdoor lifestyle activities  
whether surfing, hiking or biking.  
Couple that with farm-to-table  
restaurants sourcing local, family-  
run farms, luxurious spas and  
more than a dozen world-class  
running events, including the Gate  
River Run and 26.2 with DONNA  
Marathon, the region is a haven for  
health and wellness.

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The region's leading health  
care landscape consists of

one of only three  
MAYO CLINICS,

one of seven  
BAPTIST MD ANDERSON  
CANCER CENTERS,

UF PROTON THERAPY INSTITUTE

and cutting-edge medical  
companies including  
**Medtronic, McKesson,  
Availity, Forcura** and  
many others.



## WORLD CLASS HEALTHCARE

Our region offers access  
to premier hospitals and  
health care facilities,  
home to one of only three  
Mayo Clinic campuses  
and one of seven MD  
Anderson Cancer  
Center partnerships in  
the country and several  
other distinguished area  
hospitals and medical  
research facilities.



# OUTPATIENT VOLUME

## OUTPATIENT VOLUME BY SPECIALTY WITHIN 5-MI RADIUS

SERVICE LINE	2023 VOLUME	2028 VOLUME	5 YR GROWTH	SERVICE LINE	2023 VOLUME	2028 VOLUME	5 YR GROWTH
Cardiology	42,495	49,717	17.00%	Obstetrics	1,720	1,544	-10.20%
Cosmetic Procedures	3,156	3,411	8.10%	Oncology	6,315	6,923	9.60%
Dermatology	18,212	20,007	9.90%	Ophthalmology	39,631	46,428	17.20%
Endocrinology	870	1,125	29.30%	Orthopedics	12,766	14,879	16.60%
ENT	13,767	15,852	15.10%	Pain Management	4,886	5,682	16.30%
Evaluation and Management	434,419	483,138	11.20%	Physical Therapy/Rehabilitation	105,057	124,414	18.40%
Gastroenterology	10,210	11,075	8.50%	Podiatry	7,791	8,602	10.40%
General Surgery	2,501	2,725	8.90%	Psychiatry	53,545	65,716	22.70%
Gynecology	3,918	4,107	4.80%	Pulmonology	5,827	5,971	2.50%
Lab	188,512	217,156	15.20%	Radiology	127,069	140,526	10.60%
Miscellaneous Services	91,188	104,578	14.70%	Spine	843	1,027	21.80%
Nephrology	2,218	2,515	13.40%	Thoracic Surgery	228	253	11.00%
Neurology	7,171	7,942	10.80%	Trauma	3,231	3,584	10.90%
Neurosurgery	371	408	9.90%	Urology	4,151	4,441	7.00%
				Vascular	7,288	8,614	18.20%

Source: The Advisory Board's Outpatient Market Scenario Planner (MSP)





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## CONTACT

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