

DENTAL/MEDICAL OFFICE BUILDING: FOR SALE OR LEASE

4232 Baymeadows Rd Jacksonville, FL 32217

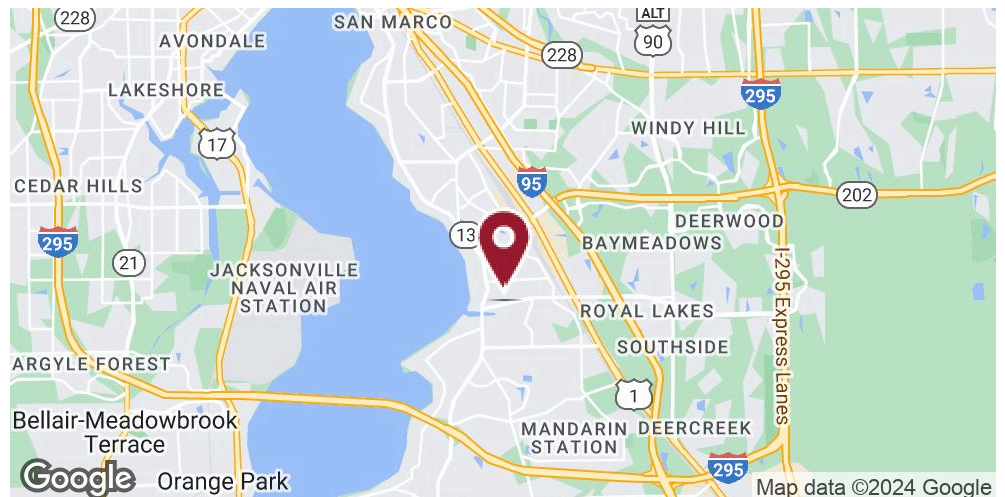


OFFERING SUMMARY

Sale Price:	\$600,000
Lease Rate:	\$18.00 SF/ NNN
Building Size:	2,063± SF
Garage:	400± SF
Lot Size:	22,845± SF
Parking:	17
Price / SF:	\$290.84
Zoning:	CO

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,497	27,625	78,403
Total Population	12,354	64,542	183,446
Average HH Income	\$99,905	\$98,365	\$98,993



Stanton Hudmon, CCIM
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Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com

Information provided is deemed accurate, but subject to errors and/or omissions.



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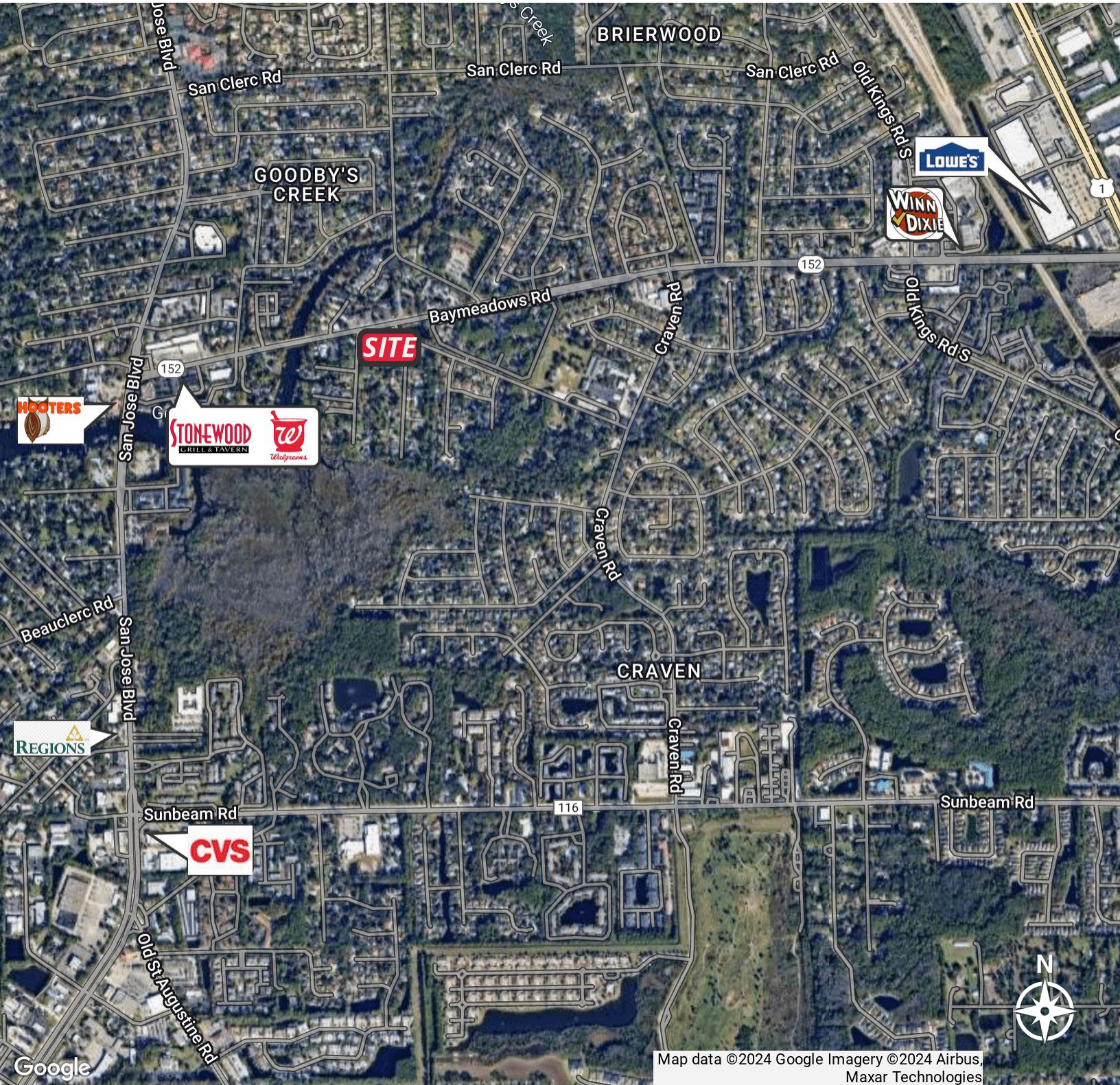
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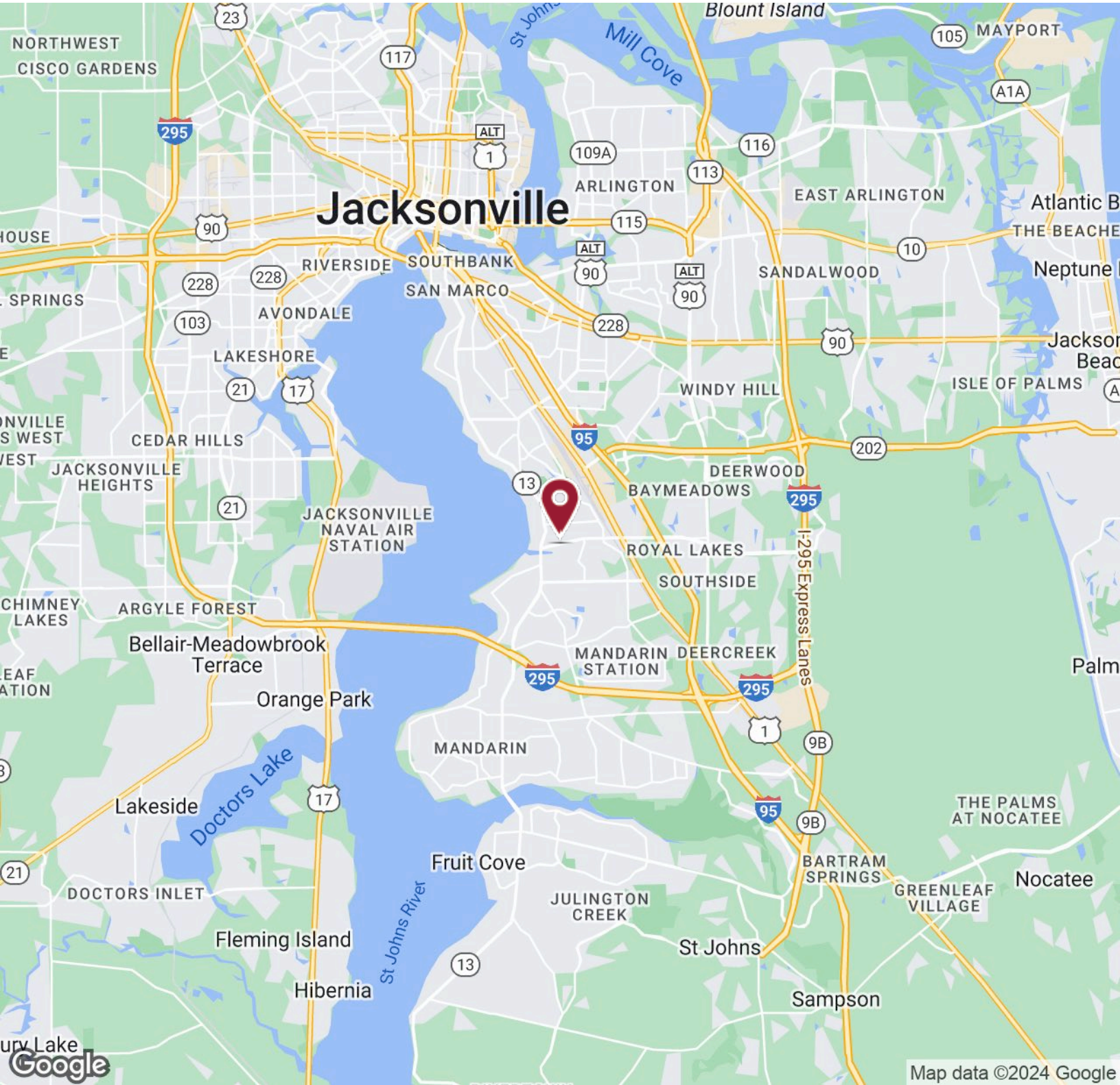
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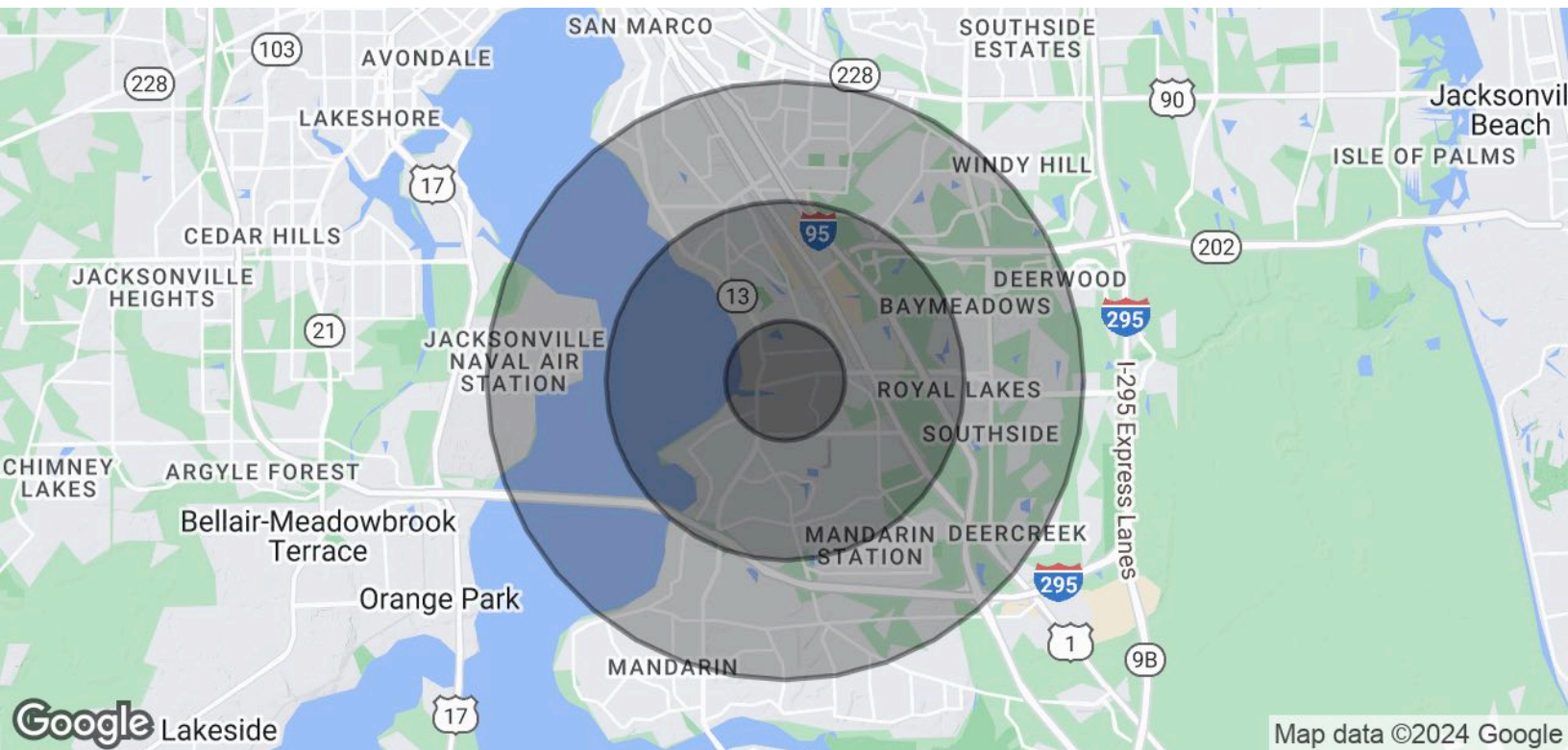
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,354	64,542	183,446
Average Age	44	42	41
Average Age (Male)	42	40	39
Average Age (Female)	45	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,497	27,625	78,403
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$99,905	\$98,365	\$98,993
Average House Value	\$358,110	\$317,392	\$352,222

Demographics data derived from AlphaMap

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