



Colliers

For Lease

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## Freestanding Retail, Restaurant, Light Industrial Building on University Blvd. West Near I-95

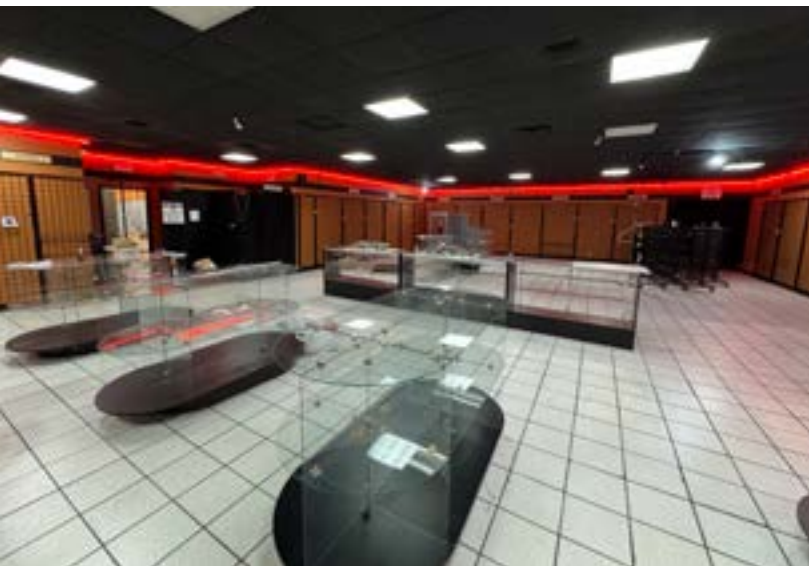
5110 University Boulevard West | Jacksonville, FL 32216

### Property Highlights

- 9,589± SF freestanding front building (owner will consider subdividing)
- 55,500± SF of land
- 65 parking spaces
- Zoned CCG-2
- Owner willing to consider rezoning for light industrial users
- Security system in place
- Traffic count on University Boulevard W: 45,000± AADT
- Near Burger King, Dunkin, RaceTrac, Wawa and Taco Bell
- Quarter mile from I-95
- 1.8 miles and approximately four minutes to Memorial Hospital
- Base lease rate: \$12,000/month/NNN or \$15.00/SF/NNN plus
  - Additional rent \$3.86/SF — building and hazard insurance (\$1.00/SF) and real estate taxes (\$2.86/SF) — and other common area expenses for this freestanding building

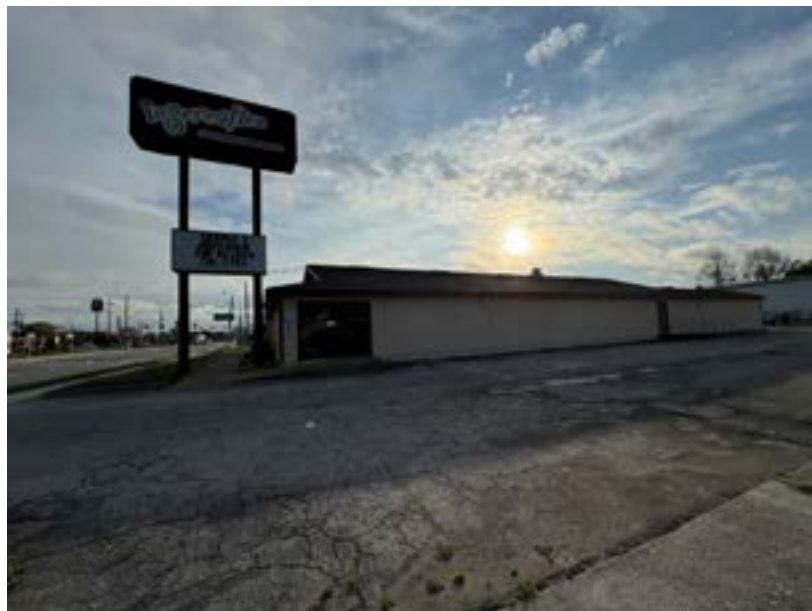
# Photo Gallery

## Interior



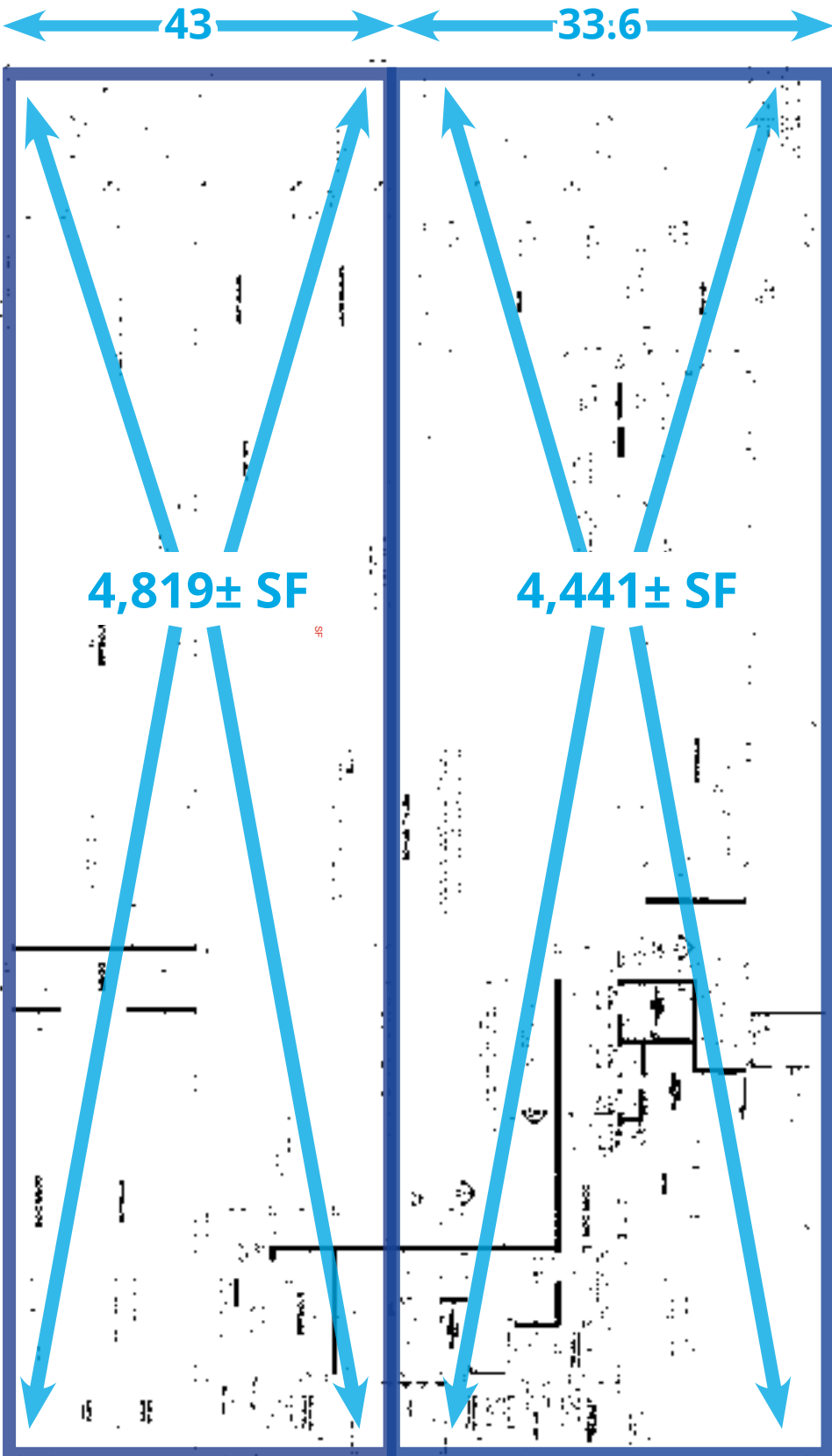
# Photo Gallery

## Exterior

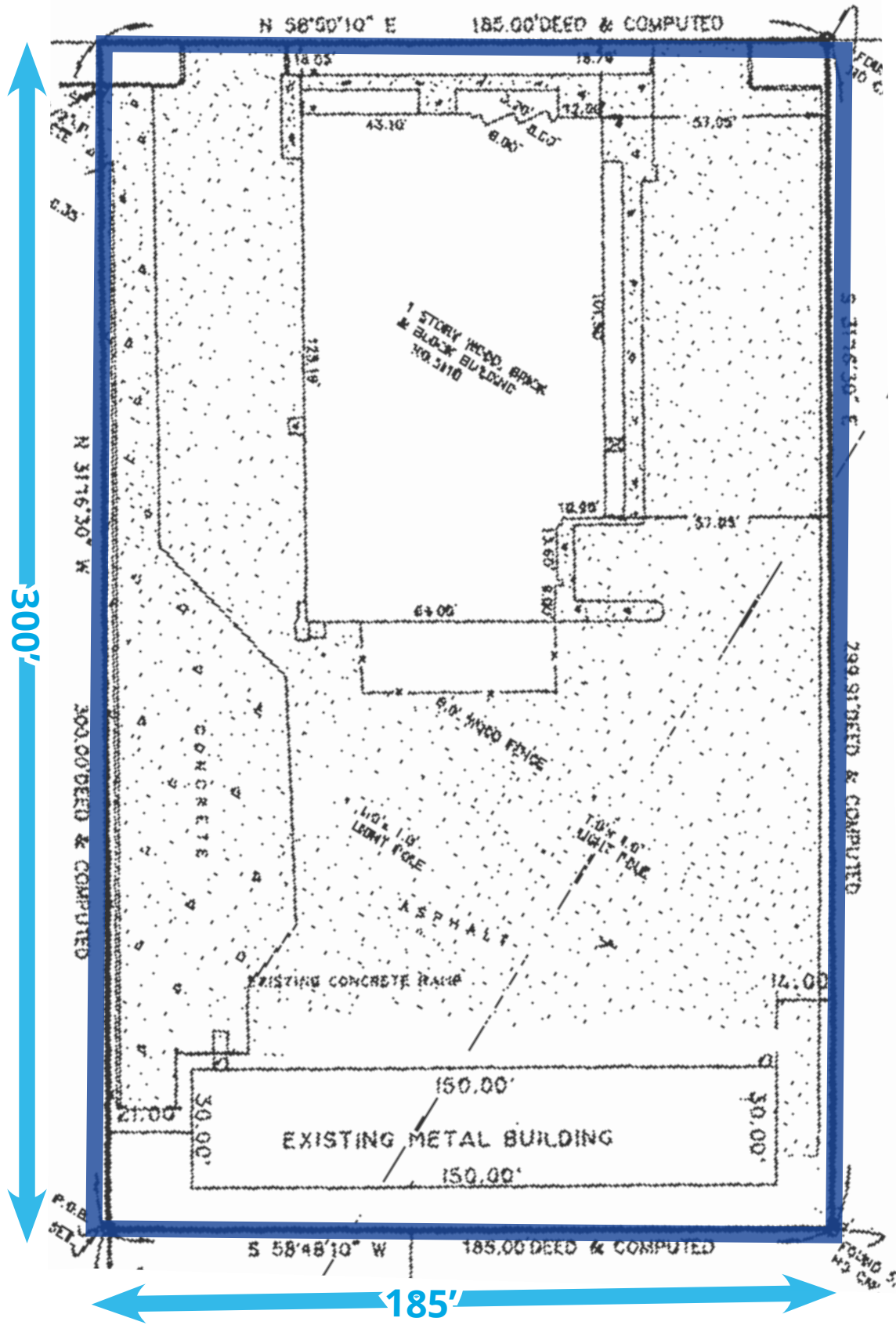


# Floor Plan

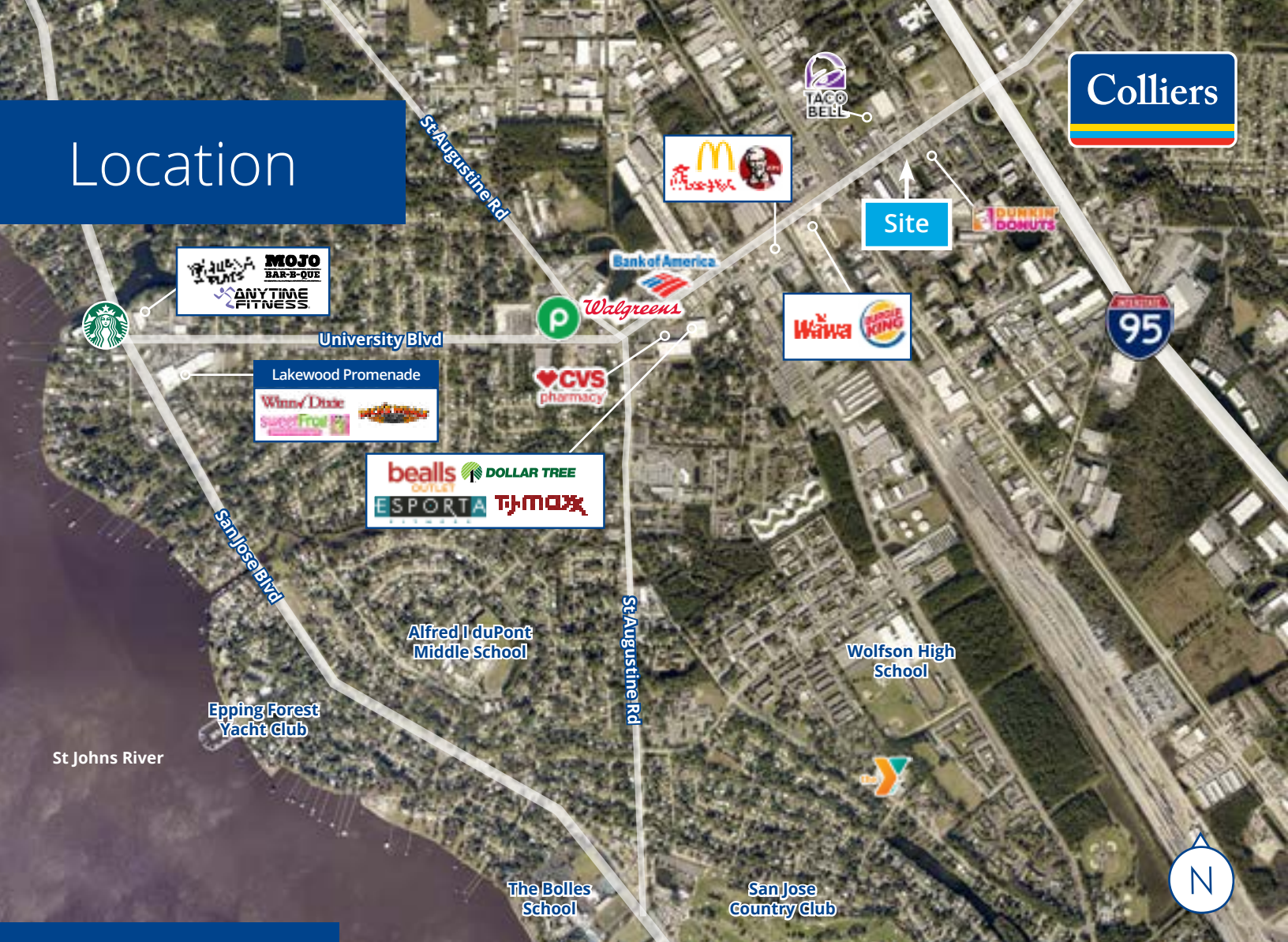
Owner has not separated the building yet. Will consider subdividing at other sizes.



# Survey


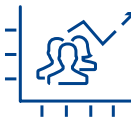




# Location



## Area Demographics

Source: ESRI Business Analyst, 2025

	 Population (2025)	 Population Projection (2030)	 Average Household Income (2025)	 Daytime Population (2025)
<b>1 Mile</b>	8,767	9,064	\$82,750	20,583
<b>3 Mile</b>	74,444	75,759	\$97,885	108,335
<b>5 Mile</b>	183,724	189,199	\$92,967	265,084

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