



For Sale or Lease



Former Medical & Dental Office

9066 CYPRESS GREEN DR, JACKSONVILLE, FL 32256



Property Information



PROPERTY SUMMARY

9066 CYPRESS GREEN DRIVE

JACKSONVILLE, FL 32256

OFFERING SUMMARY

SALE PRICE:	\$1,050,000
LEASE RATE:	\$25.00 SF/yr (NNN)
BUILDING SIZE:	4,217 SF
AVAILABLE SF:	4,217 SF
LOT SIZE:	22,960 SF



PROPERTY SUMMARY

Introducing 9066 Cypress Green Drive, Jacksonville, FL – a prime opportunity for Office/Medical investors. This 4,217 SF building is perfectly positioned in the Jacksonville area. Boasting modern design and flexible layout, it provides an ideal space for a variety of professional and medical practices. With ample parking and convenient access, this property ensures a seamless experience for tenants and their clients. Don't miss this chance to invest in a high-potential commercial property in a sought-after location.

PROPERTY HIGHLIGHTS

- 24 on-site parking spaces + ADA parking
- 9 exam rooms
- 3 private doctor offices
- 2 lab rooms
- 3 ADA restrooms + 1 shower
- Kitchen, IT room, and 2 admin/reception areas
- Impressive lobby and waiting area for a welcoming atmosphere
- Convenient location with easy access to major highways



24 On site parking spaces



9 exam rooms



Welcoming lobby with water feature

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

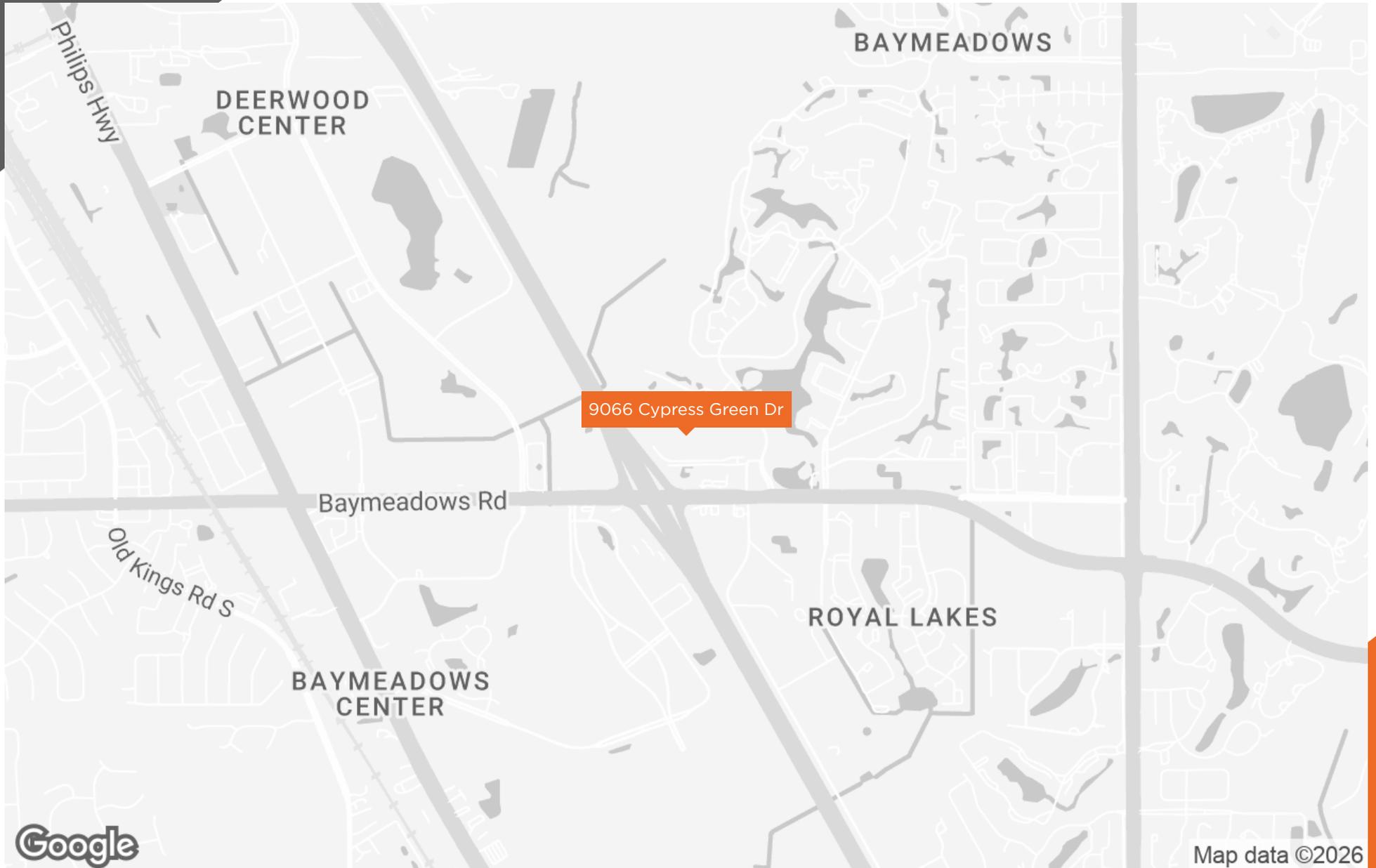


LOCATION DESCRIPTION

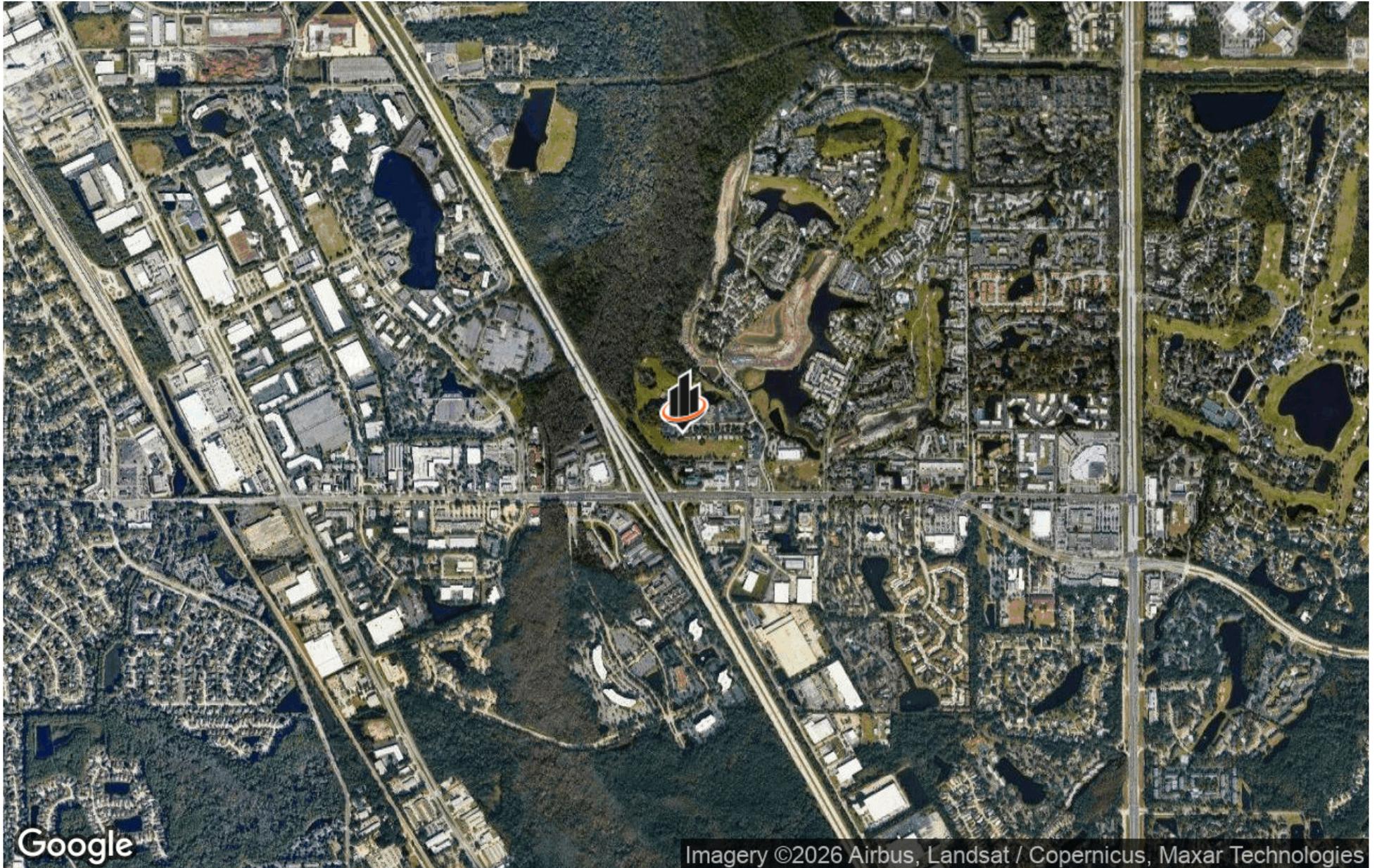
Nestled in the heart of Jacksonville, the location offers easy access to a vibrant array of amenities and services essential for professionals in the office and medical sectors. Minutes away from prominent medical facilities like Baptist Medical Center and Mayo Clinic Florida, the area provides a robust healthcare network for tenants and their clients. For business convenience, the property is situated within close proximity to numerous dining options, retail centers, and recreational attractions like the St. Johns Town Center, catering to the needs of both tenants and their clientele. Enjoy the perfect balance of work and leisure in a thriving area renowned for its dynamic offerings and accessibility.



REGIONAL MAP



AERIAL MAP

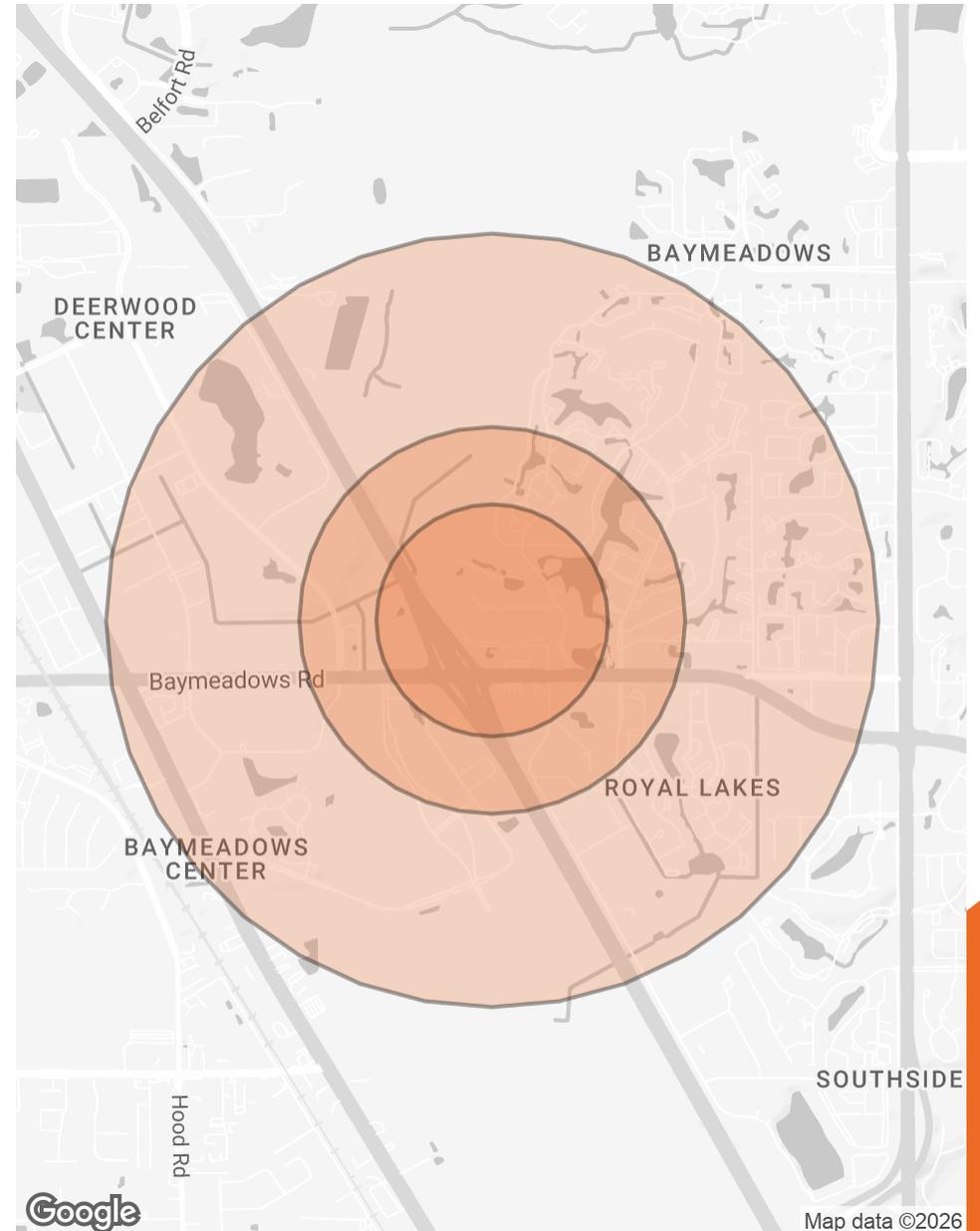


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	352	2,287	10,343
AVERAGE AGE	40	38	37
AVERAGE AGE (MALE)	38	36	35
AVERAGE AGE (FEMALE)	42	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	182	1,180	5,180
# OF PERSONS PER HH	1.9	1.9	2
AVERAGE HH INCOME	\$85,327	\$74,186	\$68,333
AVERAGE HOUSE VALUE	\$282,110	\$208,396	\$234,123

Demographics data derived from AlphaMap



MEET THE TEAM



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