

# 11555 CENTRAL PKWY #1002 JACKSONVILLE, FL 32224

FOR SALE  
PRICE: \$299,000



## PROPERTY HIGHLIGHTS

IBP Zoning

1 Unit: 1002

Near UNF and other shopping and retail centers

I-295: AADT 99,000

Easy access to I-295 and Butler Blvd (FL-202)



Courtney Smith | Ryan Cleary  
904-712-3304  
Commercial@welchteam.com





## OFFERING SUMMARY

Price	\$310,000
Total Lot Size	1 unit
Property Type	Office
Proposed Use	Office W/Ca Int
Zoning	IBP
Square Footage	1155
Parking Spaces	3
Parking Ratio	2.59
AADT	99,000



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## PROPERTY DESCRIPTION

Move-In Ready Office Condo - Southside Jacksonville, this 1,155sf office condo featuring four private offices, reception area, restroom, and a fully equipped kitchen.

Prime Southside/Beachwood location with easy access to Butler Blvd (FL-202) and I-295. Within a mile of UNF, enjoy restaurants, retail, banks, and services — everything your team needs close by. Ideal for business owners seeking a professional, ready-to-go office in a thriving commercial corridor.



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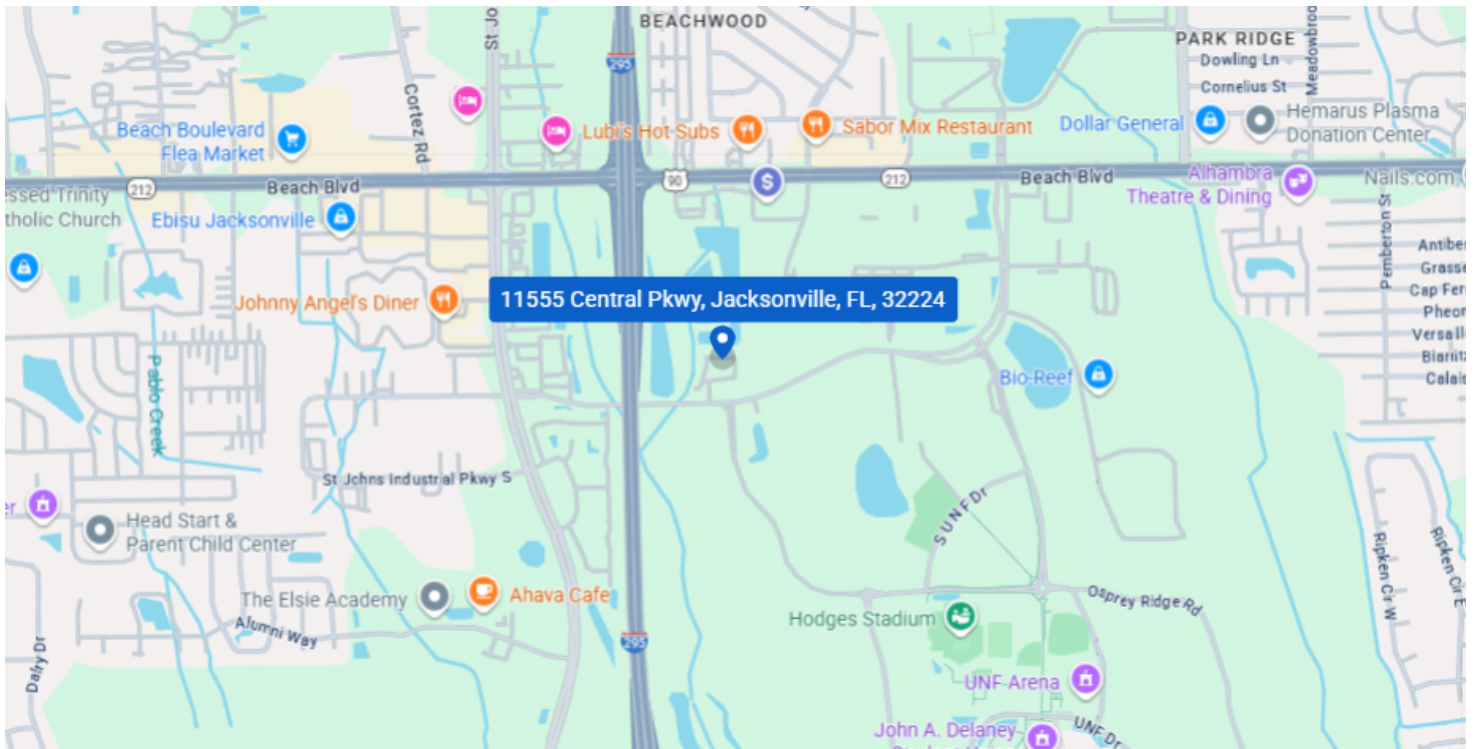
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*Welch*  *Team*

**KW** ST. JOHNS  
KELLER WILLIAMS





## DEMOGRAPHIC INFORMATION

Household Median Income	\$68.3k
Age Demographics Median Age	26
Age Growth Rate	14%
Number of Employees	20k
Population	23.5k



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