

OFFICE FOR LEASE

6531 103RD ST, JACKSONVILLE, FL 32210



\$17.50/SF + NNN



Property Overview



LICENSED REAL ESTATE BROKER



OFFICE/
MEDICAL



2,317 TOTAL
SQ FT



ZONED CCG-1



WESTSIDE

Turn-key medical office for lease at 6531 103rd St, Jacksonville, FL 32210 — 2,317 SF in a high-visibility location on 103rd St with 35,500 VPD, just 0.7 mi to I-295 and 0.3 mi to Blanding Blvd along a busy retail corridor in a densely populated residential and commercial area north of Orange Park and south of the Lakeshore neighborhood. The space features 10 exam/treatment rooms (7 with sinks), a large reception area, separate waiting room, two restrooms, and 10 parking spaces, all in excellent, move-in-ready condition — ideal for dental, primary care, urgent care, pediatrics, dermatology, diagnostic labs, or other specialty health/medical users. Nearby retailers and services include Walmart, 7 Brew, Rowe's Supermarket, HCA Florida Park Emergency Center, Take 5 Oil, and KIPP Charter School, providing strong daily traffic and neighborhood draw.



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Property Highlights



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- **\$17.50/SF + NNN**
- **2,317 SF**
- **10 EXAM/TREATMENT ROOMS, 7 WITH SINKS**
- **LARGE RECEPTION AREA AND SEPARATE WAITING ROOM**
- **TWO RESTROOMS**
- **10 PARKING SPACES**
- **EXCELLENT CONDITION, MOVE-IN READY**
- **EXCELLENT VISIBILITY ON 103RD ST**
 - **35,550 VPD**
 - **0.7 MI TO I-295 AND 0.3 MI TO BLANDING BLVD**
- **PERFECT FOR MEDICAL USERS, CLINICS, HEALTH RELATED BUSINESSES**
- **LOCATED WEST OF ORTEGA**



FOR LEASE

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Aerial Map



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St. Johns River

Blanding Blvd

103rd St

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PETRA
LICENSED REAL ESTATE BROKER



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