

# SALE / LEASE

**13241 BARTRAM PARK BLVD #2001**  
13241 Bartram Park Blvd #2001 Jacksonville, FL 32258



## PROPERTY DESCRIPTION

A spacious open concept office condo currently utilized for a gym is available for LEASE or Purchase in the Bartram Park area of Jacksonville. The open area would be great for its current use or even a call center pit for an office with two ADA restrooms and two private office areas. Owner/User open to a 1yr sale lease back at market rent.

## PROPERTY HIGHLIGHTS

- Located in Bartram Park
- Professional Setting
- Open Concept
- Over 2000 Square Feet

## OFFERING SUMMARY

Sale Price:	\$649,000
Lease Rate:	\$23.00 SF/yr (NNN)
Available SF:	2,280 SF
Building Size:	2,280 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	717	1,288	3,225
Total Population	1,506	2,773	7,171
Average HH Income	\$116,100	\$113,974	\$118,272

**Adam Lanteigne**  
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**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

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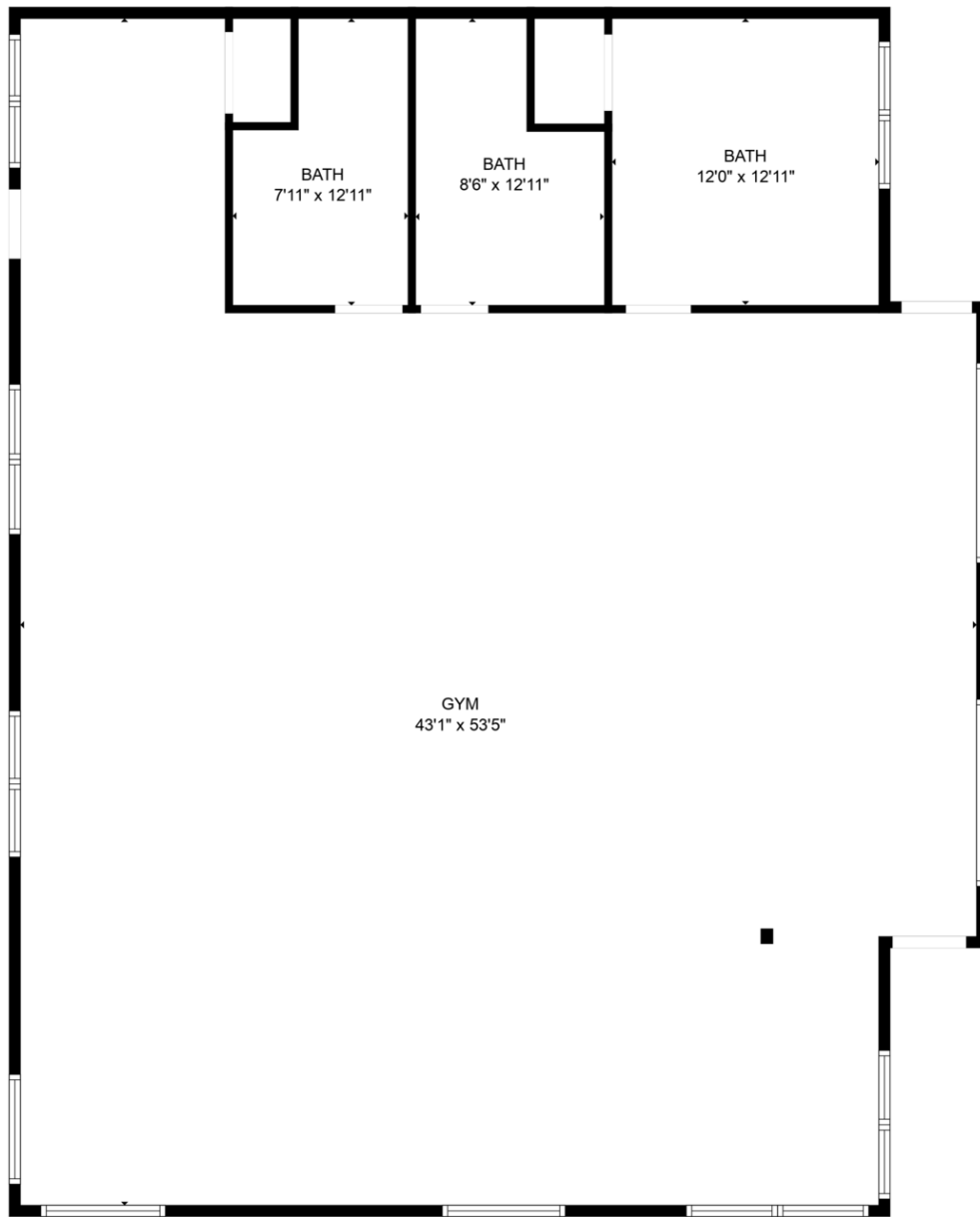
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

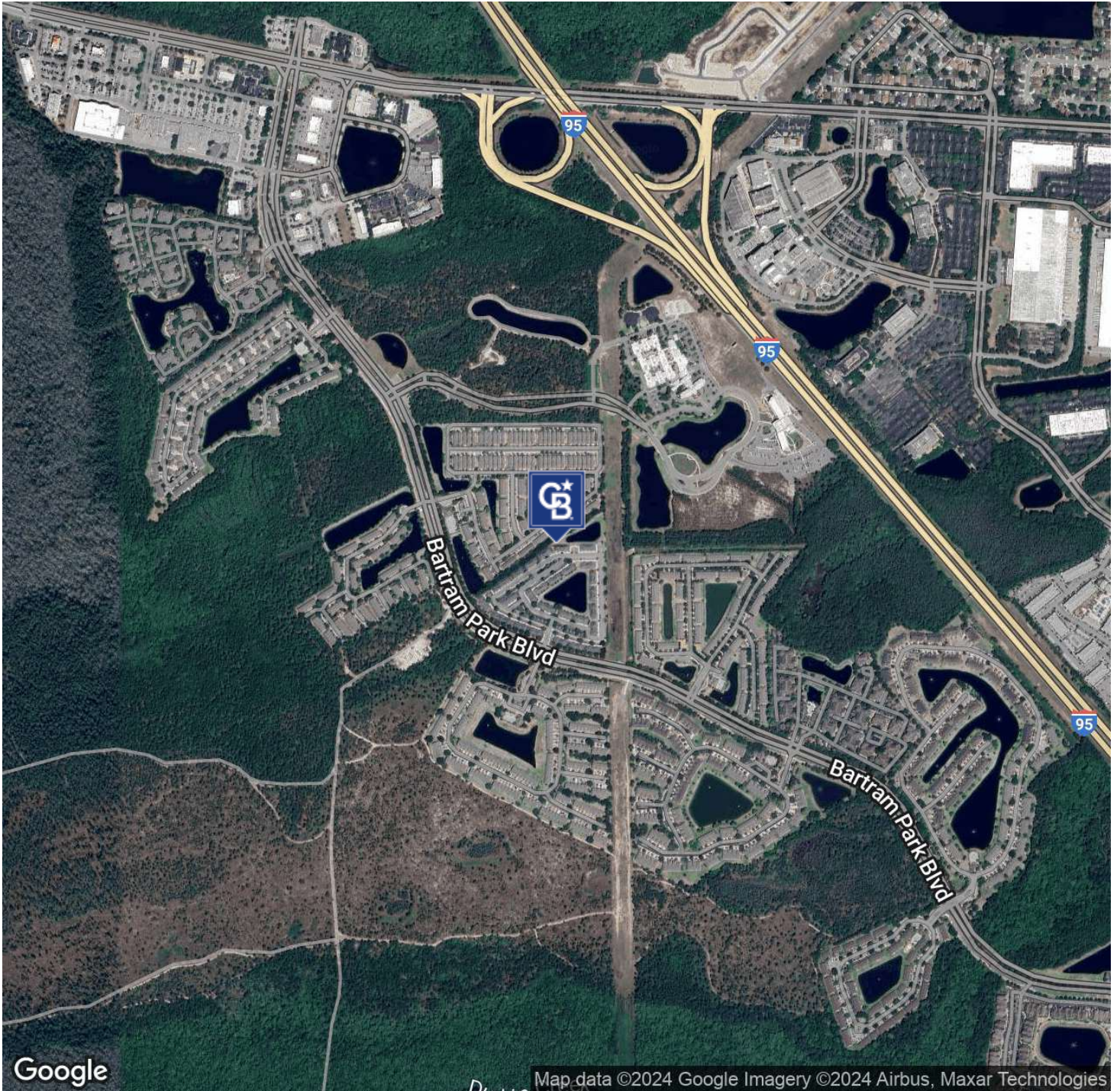
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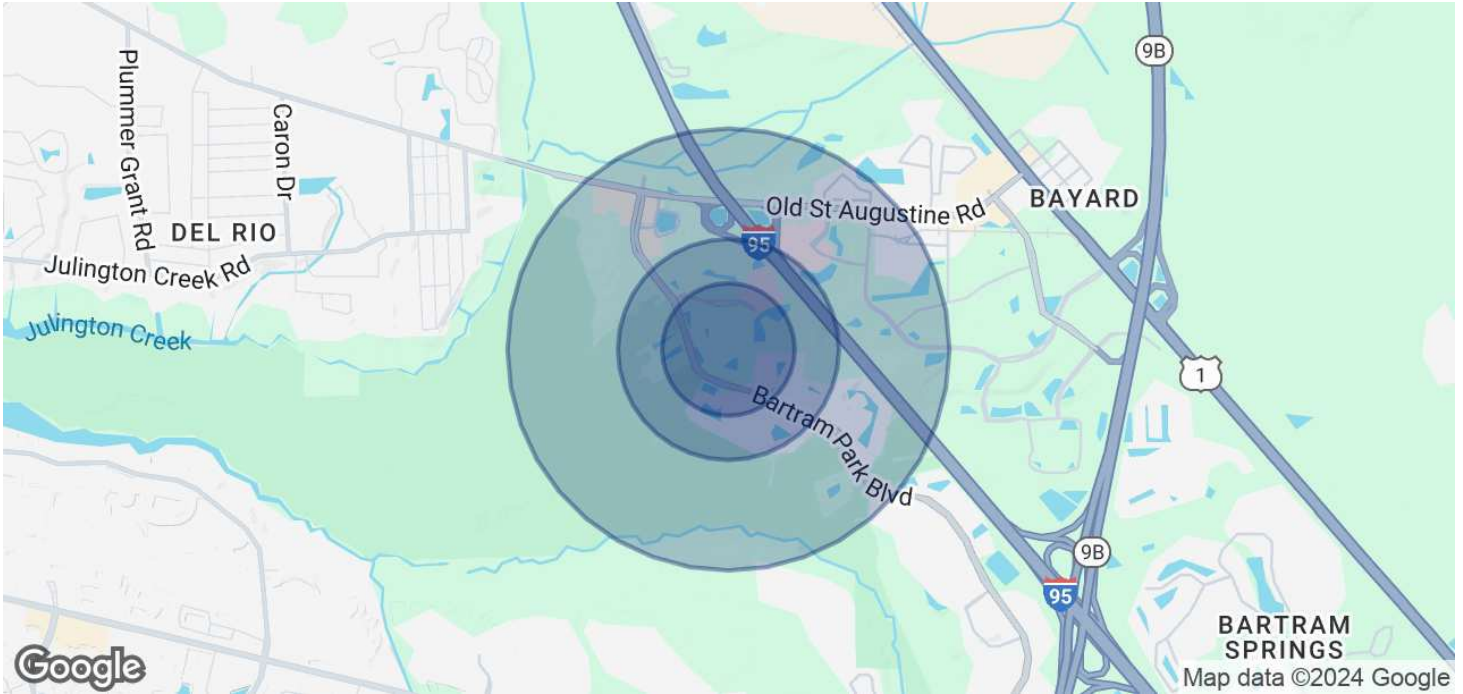
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,506	2,773	7,171
Average Age	38	38	38
Average Age (Male)	36	36	36
Average Age (Female)	40	40	39

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	717	1,288	3,225
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$116,100	\$113,974	\$118,272
Average House Value	\$302,836	\$315,622	\$342,535

Demographics data derived from AlphaMap

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