

For Lease

4737 SAN JUAN AVE



4737 San Juan Ave Jacksonville, FL 32210



Property Description

Located in the heart of Jacksonville's vibrant commercial district, this property offers unparalleled convenience and accessibility, making it ideal for any user type including office, medical, showroom, or distribution.

- \$14.50 SF/Yr (NNN).
- CCG-2 Zoning.
- Standalone building.
- Large open work area.
- Excellent visibility.
- Ample Parking.
- Convenient access to major transportation routes, I-10, US 17 and I-295.

Offering Summary

Lease Rate:	\$14.50 SF/yr (NNN)
Number of Units:	1
Available SF:	2,080 SF
Lot Size:	13,368 SF
Building Size:	1,846 SF

Demographics 0.3 Miles 0.5 Miles 1 Mile

CONTACT

Advisor

Arlette Price

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aprice@acrei.com

Office

Addison Commercial Real Estate, Inc.

7400 Baymeadows Way, Ste. 320
904.354.1789 | www.acrei.com

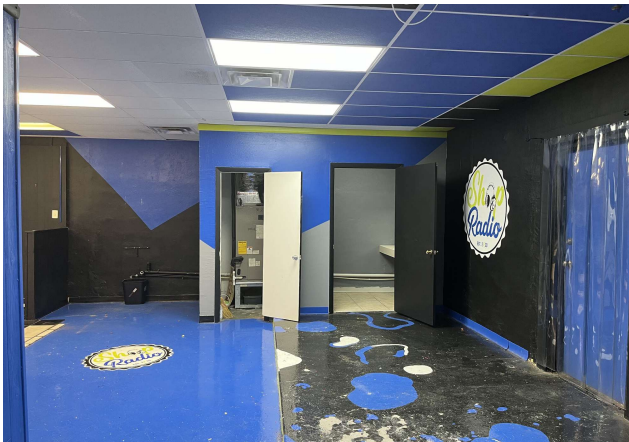


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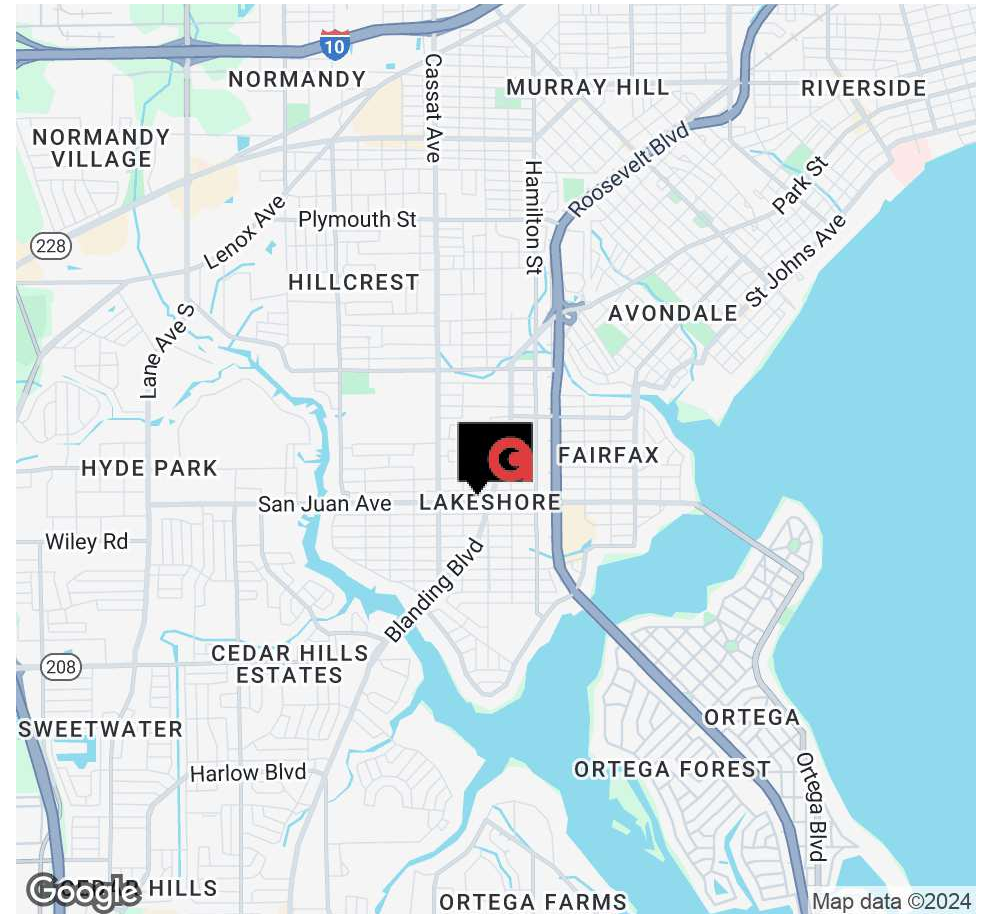


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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,003	2,770	9,634
Average Age	41	40	41
Average Age (Male)	40	39	40
Average Age (Female)	42	41	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	458	1,239	4,297
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$73,513	\$79,370	\$86,281
Average House Value	\$253,157	\$271,948	\$292,846

Demographics data derived from AlphaMap



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