

FOR LEASE AND FOR SALE

Medical Office

4,303 SF

835 Cesery Blvd, Jacksonville, FL 32211



 FranklinStreet

FSOI, LLC | A Licensed Florida Broker # CQ1048040

ARLETTE PRICE | Senior Associate
Arlette.Price@FranklinSt.com | 904.243.6363

COOPER FOLDS | Associate
Cooper.Folds@FranklinSt.com | 229.947.3436

PROPERTY SUMMARY



MEDICAL OFFICE FOR SALE OR LEASE

FOR SALE: \$650,000

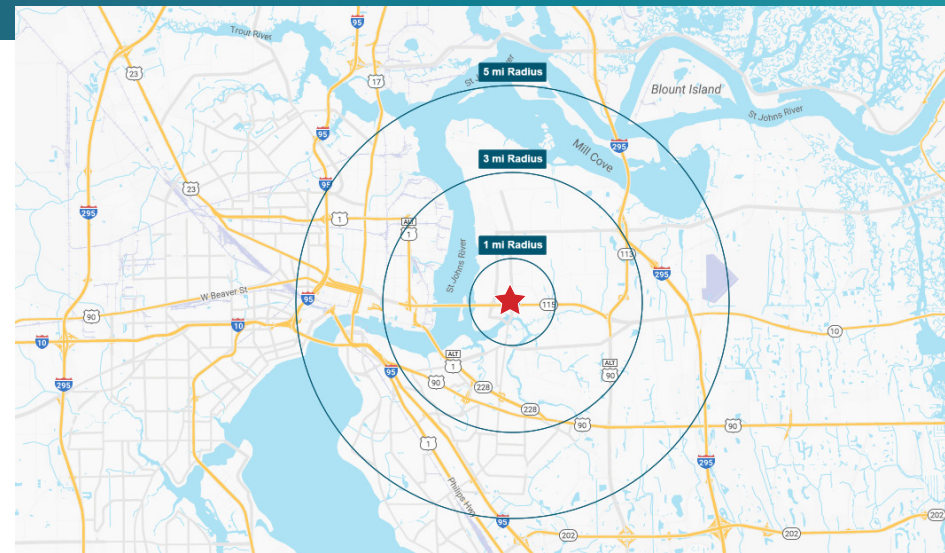
FOR LEASE: \$15.00/NNN + \$4.71/SF CAM (EST)

PROPERTY HIGHLIGHTS

- Free Standing Medical Office Building
- Includes reception, 12 offices, & breakroom
- High traffic: 16,100 AADT (FL DOT 2023)
- Minutes to downtown Jacksonville, I-295, & Arlington Expwy
- Zoned: CCG-2 Professional Office
- Located in the Arlington Submarket

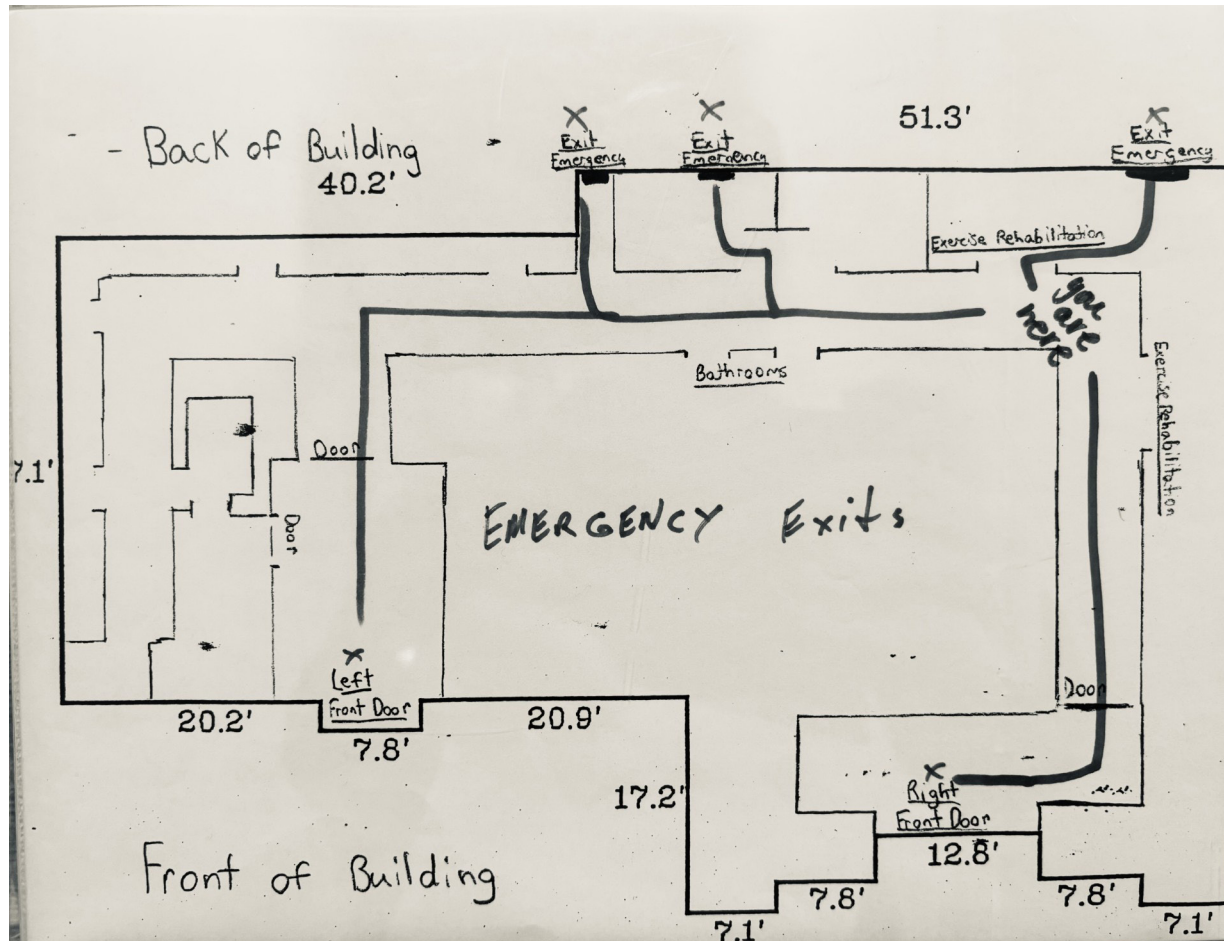
AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	10,796	92,993	212,923
Total Households	4,478	36,841	86,732
Average Income	\$62,419	\$63,991	\$63,970
Median Age	37.4	35.9	36.9
Daytime Population	5,259	40,143	169,158



835 CESERY BLVD, JACKSONVILLE, FLORIDA 32211

FLOORPLAN



AREA OVERVIEW

