

3550 University Blvd. S.

3-STORY MEDICAL OFFICE



FOR LEASE

3550 UNIVERSITY BLVD. S., JACKSONVILLE, FL 32216

Luke Feldman, CCIM
ThreeLionsRealEstate
(904) 701-7951
feldman@threelionsre.com

Price Pickett
(904)233-3550
price@threelionsre.com



HIGHLIGHTS

- Premier hospital-adjacent location directly across from HCA Florida Memorial Hospital and near Brooks Rehabilitation—ideal for outpatient, specialty, and therapy users
- Medical-friendly buildout available
- High-visibility University Blvd corridor (30,000 AADT)
- Ample Parking: 5/1,000
- Built: 1986
- Zoning: CCG-1

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,115	88,916	212,119

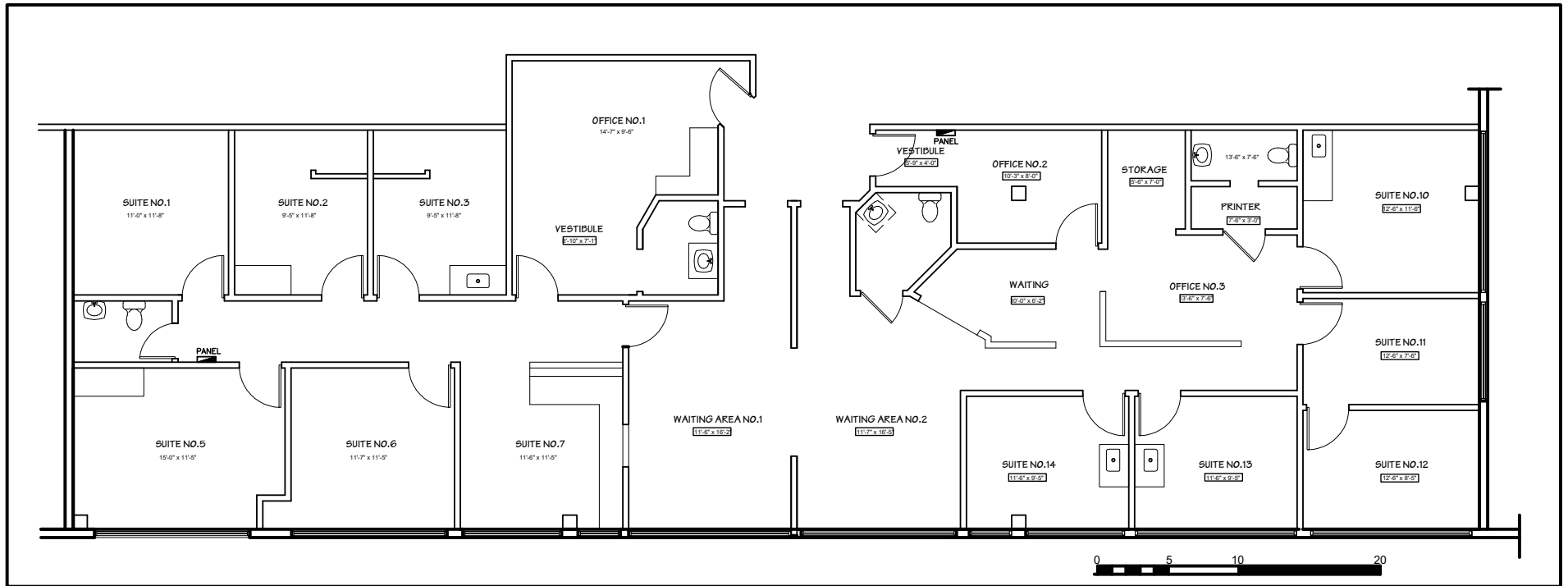
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$89,125	\$82,209	\$85,799

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,344	37,603	91,006

Suite	Space	Floor	Size	Rent Per SF (Annual)	Lease Type	Notes
203	Available	2	1,500 SF	\$18.00 PSF	MG	Reception and 7 exam rooms (including 1 wet room)
204	Available	2	1,500 SF	\$18.00 PSF	MG	Reception, 5 exam room (including 3 wet rooms), and 1 private office.



WEST SIDE

EAST SIDE

