

3550 University Blvd. S.

3-STORY MEDICAL OFFICE



3550 UNIVERSITY BLVD. S., JACKSONVILLE, FL 32216

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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

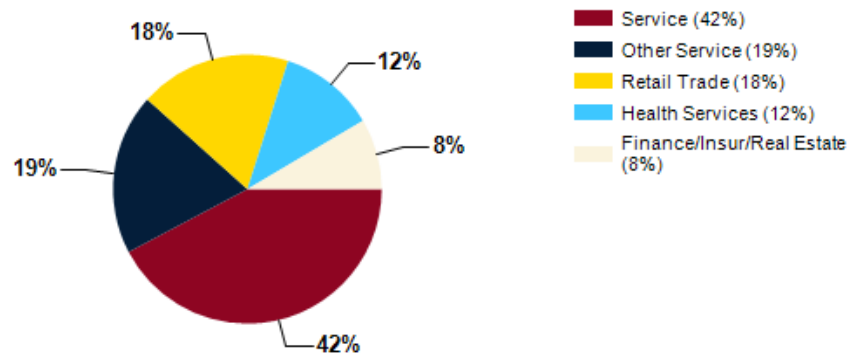
POPULATION		
1.00 MILE	3.00 MILE	5.00 MILE
11,115	88,916	212,119

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
204	Available	2	1,500 SF	\$20	MG	Reception, 5 exam room (including 3 wet rooms), and 1 private office.
205	Available	2	1,400 SF	\$18	MG	6 exam rooms (including 3 wet rooms).

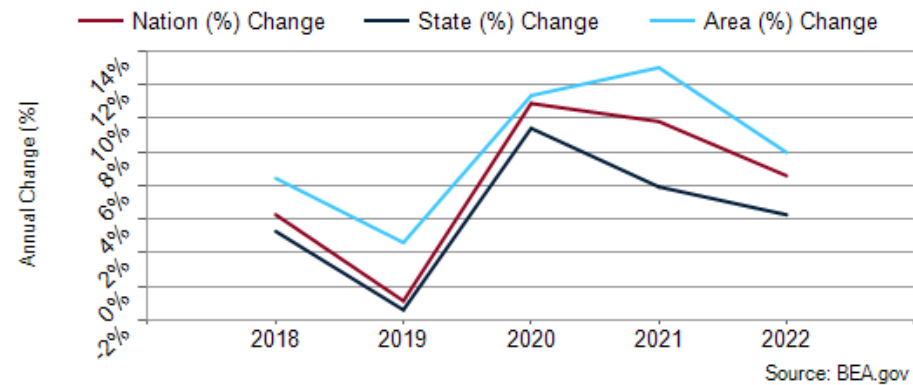
Major Industries by Employee Count

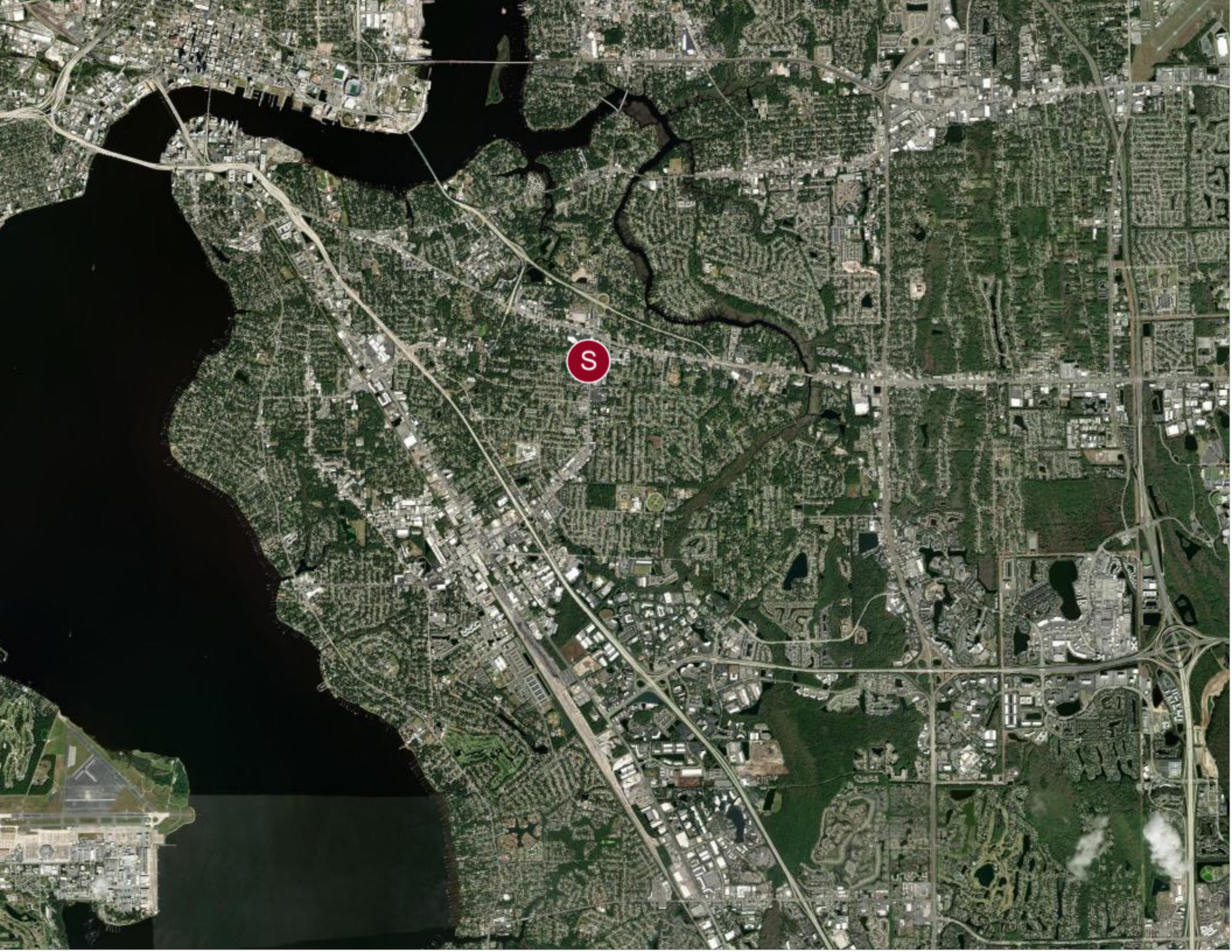


Largest Employers

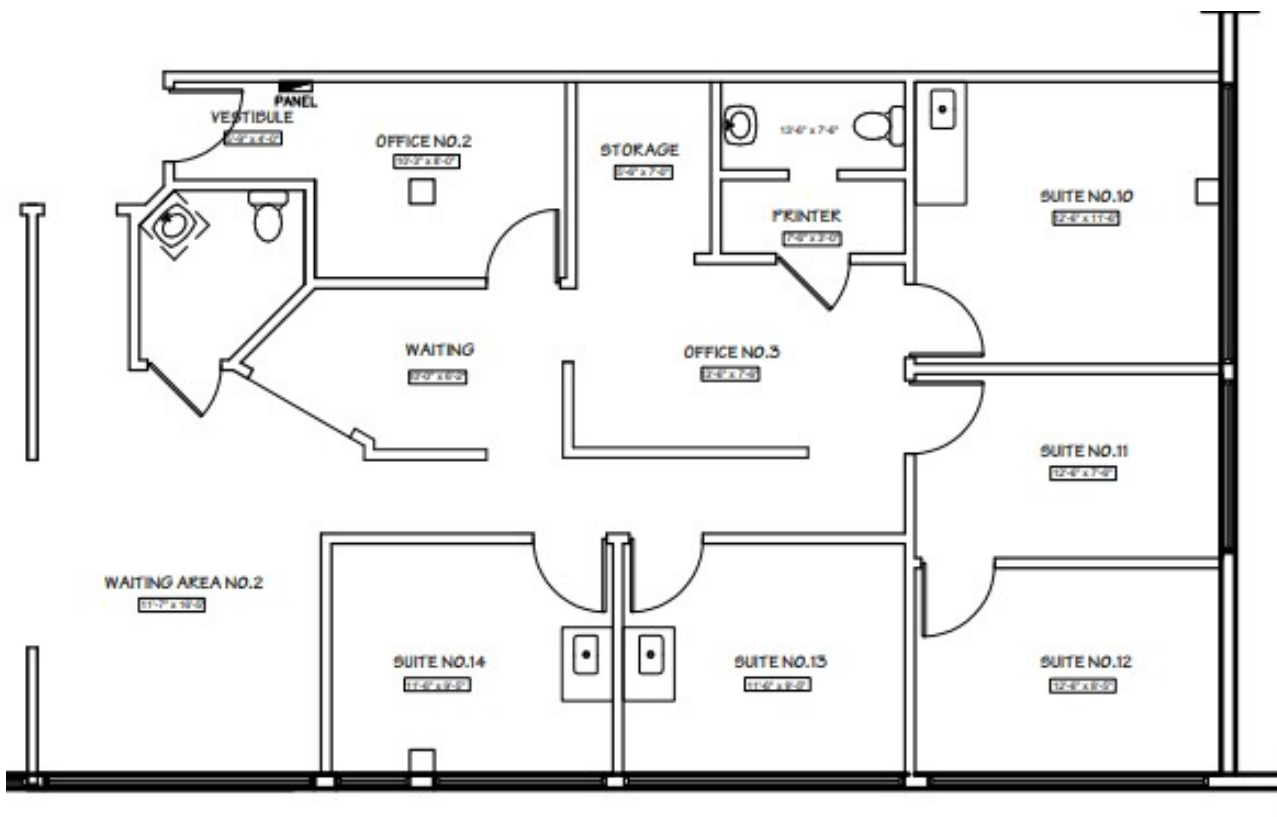
Naval Air Station Jacksonville	25,240
Duval County Public Schools	14,480
Naval Station Mayport	9,000
Baptist Health	8,270
Bank of America Merrill Lynch	8,000
City of Jacksonville	7,110
Florida Blue	6,500
Mayo Clinic	4,970

Duval County GDP Trend





Suite 204



Suite 205

