



2795 Park St
Jacksonville, FL 32205



Kevin Baez

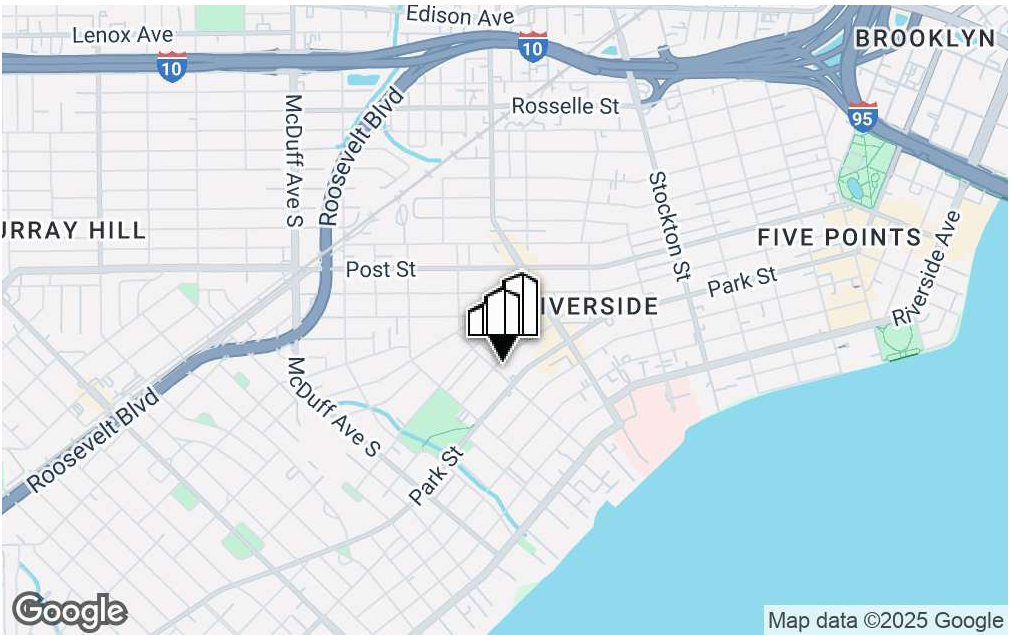
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Executive Summary



Offering Summary

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	1,260 SF
Available SF:	1,260 SF
Lot Size:	6,450 SF
Number of Units:	1
Year Built:	1916
Zoning:	CRO

Property Overview

Discover the perfect space for your business at 2795 Park St, Jacksonville, FL. This prime commercial property offers modern amenities and a versatile layout, making it ideal for a range of businesses. With expansive windows, the space is flooded with natural light, creating a welcoming and productive environment. The open floor plan allows for easy customization to suit your specific needs, while the convenient location ensures high visibility and accessibility. Whether you're establishing a new retail outlet, office space, or Medical Practice, this property provides the ideal canvas to bring your vision to life. Elevate your business presence at this exceptional leasing opportunity.

Property Highlights

- Located in the heart of Five Points
- Renovated office
- Zoned CRO
- 3/1 property
- Full kitchen and bathroom
- Private parking for employees

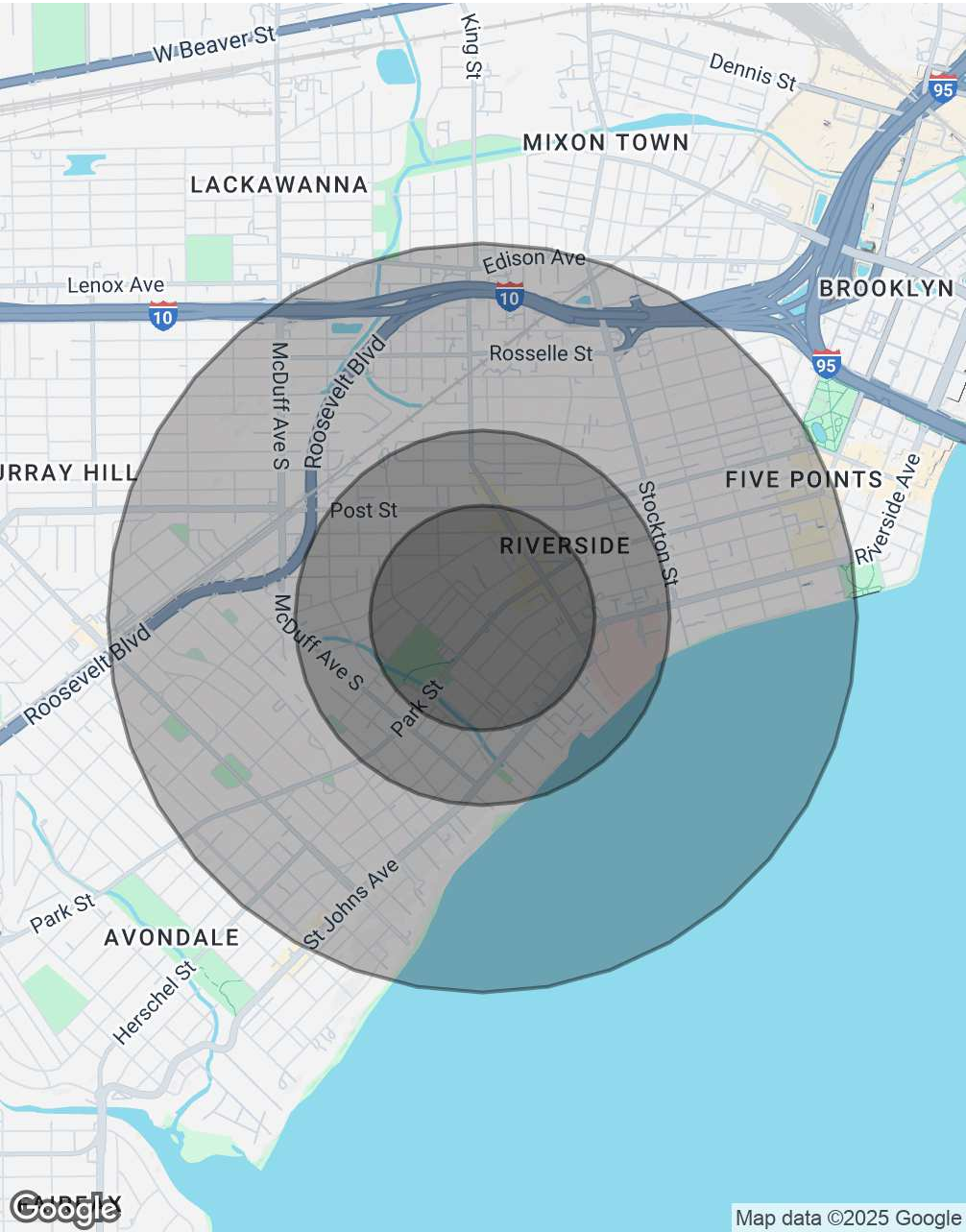


Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,644	4,633	13,866
Average Age	42	42	43
Average Age (Male)	42	42	42
Average Age (Female)	42	42	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	957	2,610	7,202
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$94,644	\$98,104	\$102,007
Average House Value	\$569,873	\$538,252	\$509,862

Demographics data derived from AlphaMap



Retailer Map



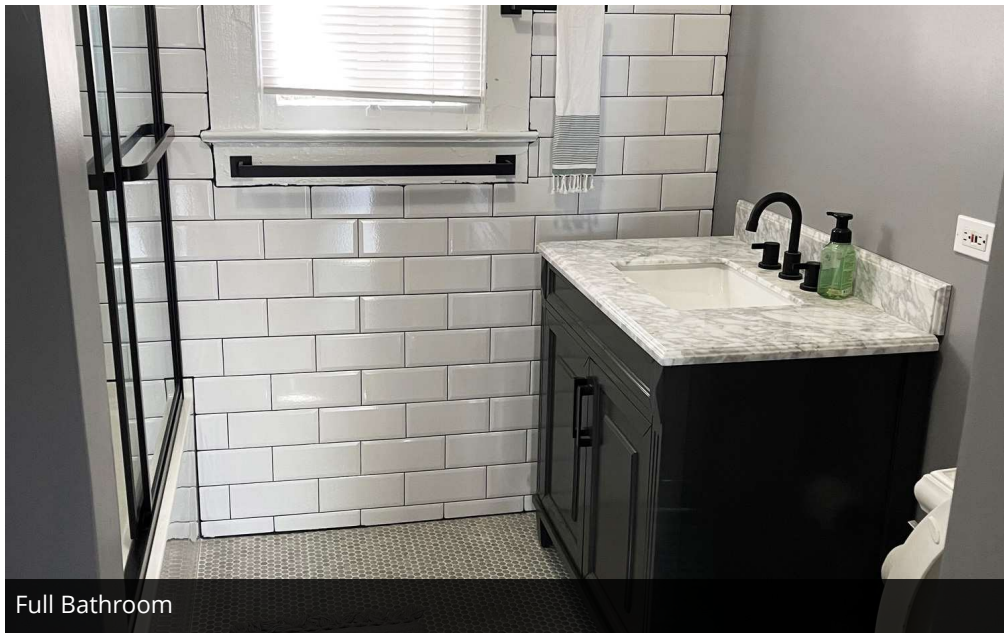
Additional Photos



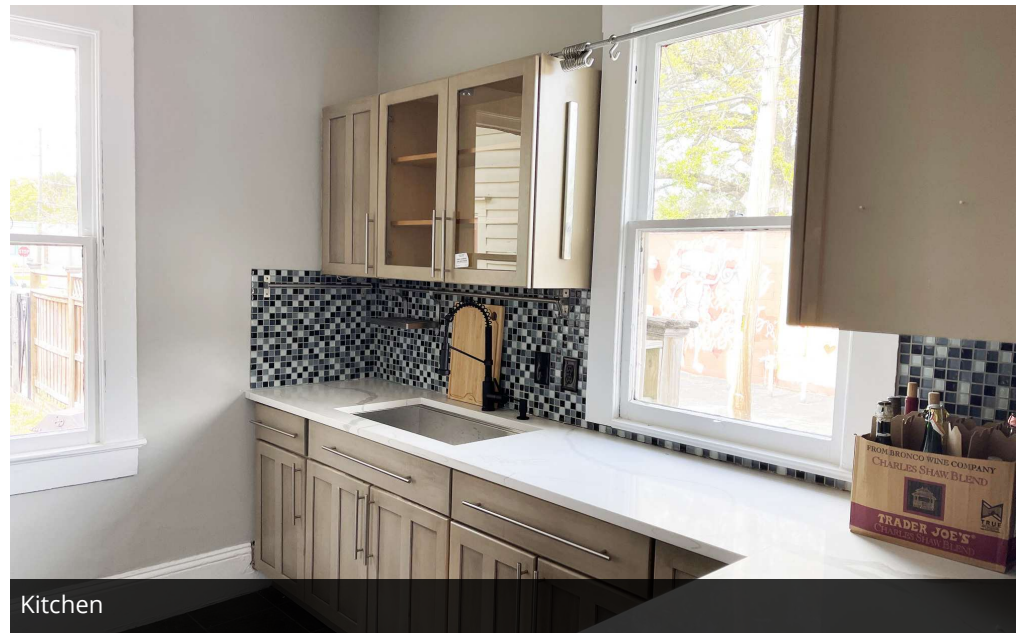
Backyard



Waiting Room

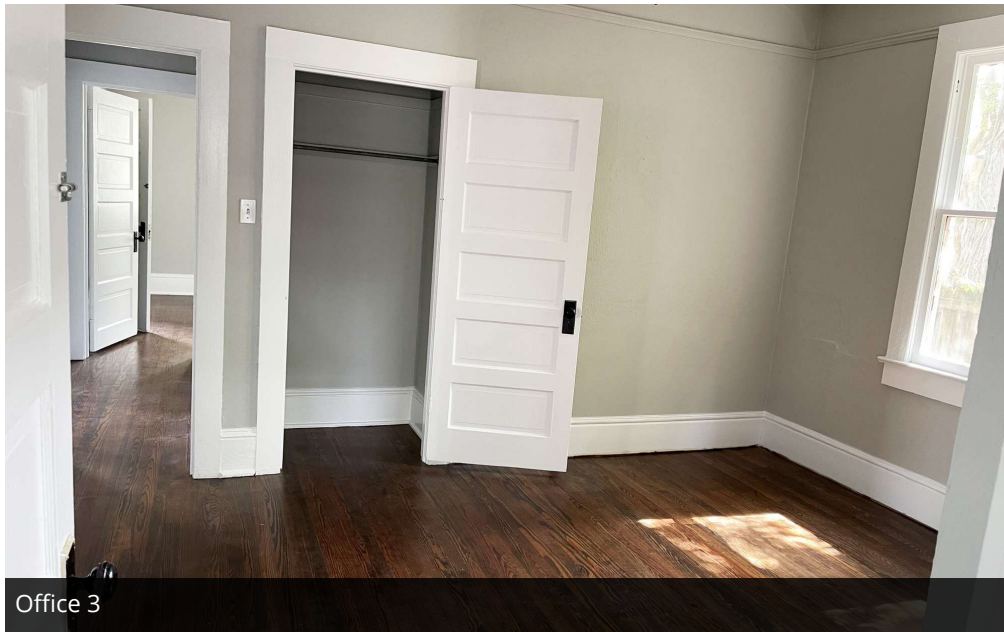


Full Bathroom



Kitchen

Additional Photos



About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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