



# Riverside Medical Office

## Available for Lease

1503 Oak Street | Jacksonville, FL 32204

### Property Features

- 2,694± SF Medical or Office Building for Lease
- Located at the corner of Oak St. & Lomax St. in Historic Riverside
- Near St. Vincent's Hospital and I-95
- Private parking lot with 4 spaces, 1 handicap plus off-street parking
- Building signage available on Oak St. and Lomax St.
- Newly renovated restrooms and kitchen/break room
- 5 exam rooms plus x-ray room



Lease Rate:

**\$17.00** /PSF

Net of Utilities & Janitorial

**W. WADE POWERS**

Director

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## Demographics



### 2018 TOTAL POPULATION

1 Mile: 6,489  
3 Mile: 73,911  
5 Mile: 175,379



### 2023 PROJECTED POPULATION

1 Mile: 8,553  
3 Mile: 79,867  
5 Mile: 188,997



### 2018 AVERAGE HH INCOME

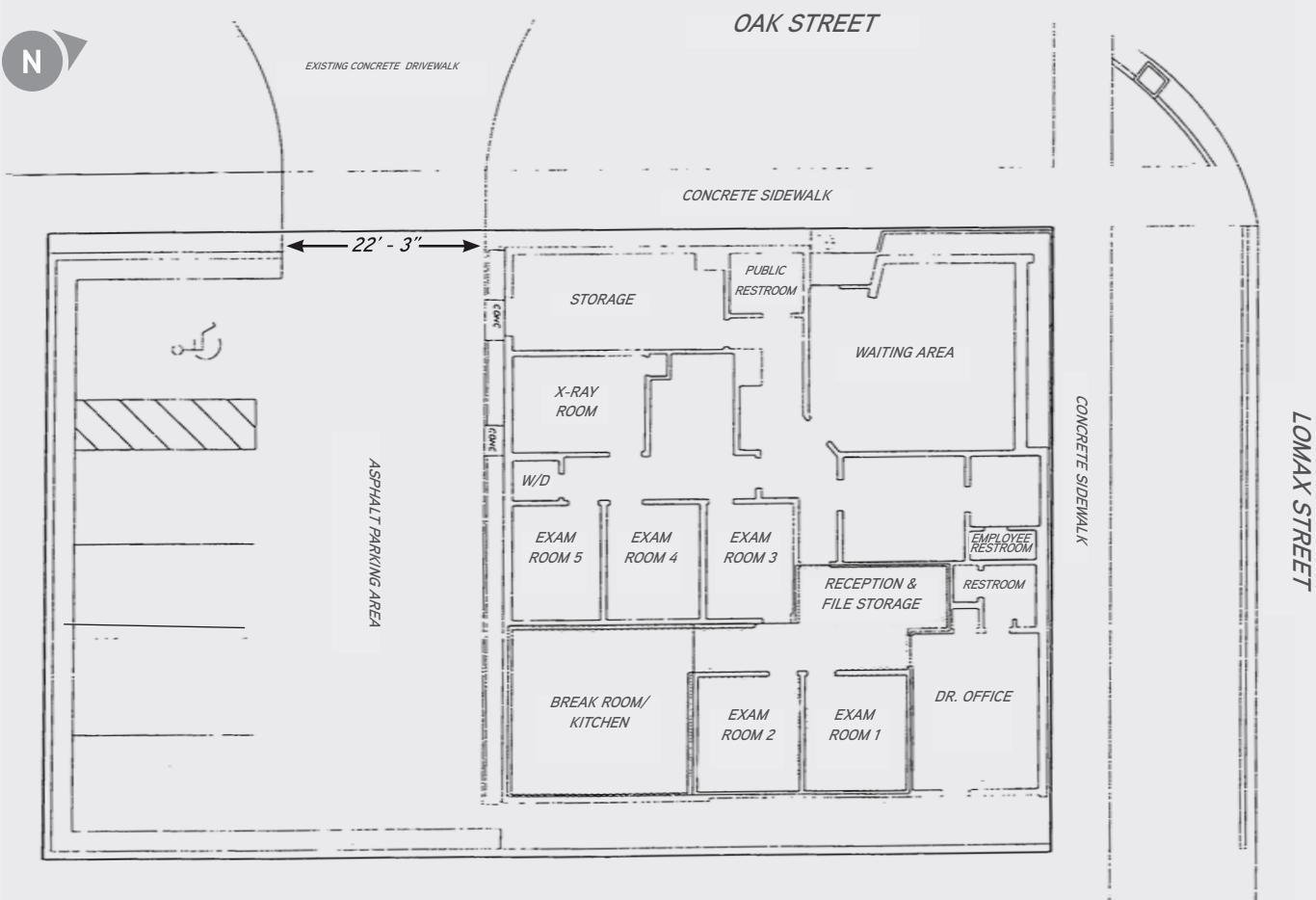
1 Mile: \$70,126  
3 Mile: \$62,431  
5 Mile: \$57,635

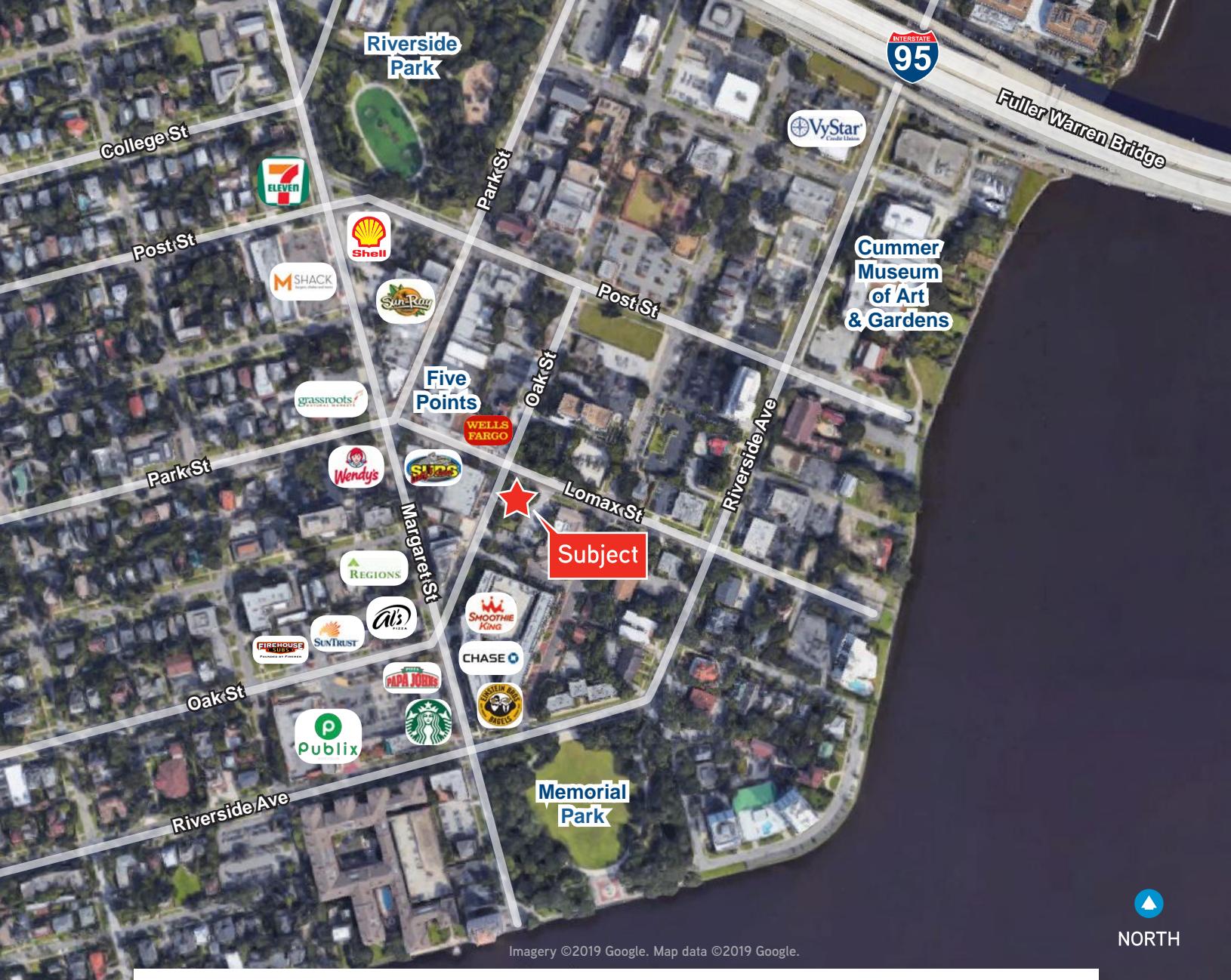


### 2023 PROJECTED HH INCOME

1 Mile: \$87,019  
3 Mile: \$74,781  
5 Mile: \$68,443

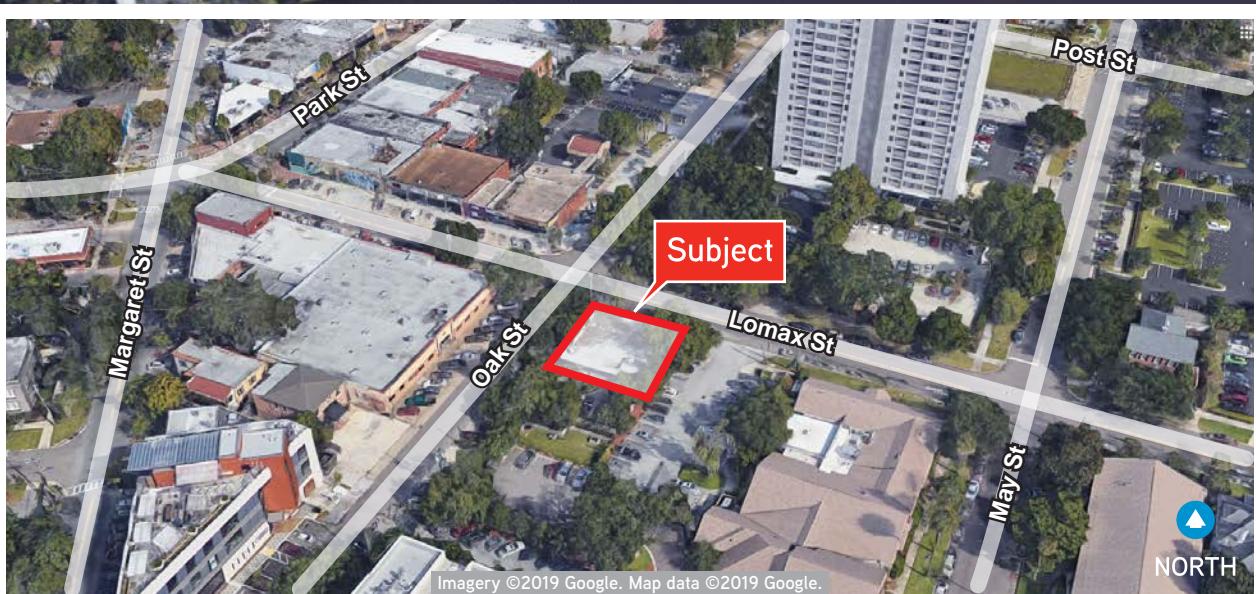
Source: Esri Business Analyst Online





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