

FOR SALE

WINDSOR PARK PROFESSIONAL CENTER OFFICE CONDO



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

4745 Sutton Park Court, #504, Jacksonville, FL 32224



OFFERING SUMMARY

| | |
|------------------|-----------|
| Sale Price: | \$399,000 |
| Building Size: | 1,096 SF |
| Number of Units: | 1 |
| Price / SF: | \$364.05 |

PROPERTY OVERVIEW

This end unit within Windsor Park Professional Center offers 1,096+/- SF of professional office space. The office has a nice reception area, four (4) private offices, one (1) ADA restroom, and a beautiful dedicated break room. There is also an abundance of storage space in the attic area. The back offices have nice views of Windsor Parke Golf Course.

This space is just minutes from the Beaches and less than two (2) miles from JTB (SR 2020), and perfect for an owner/user or investor. Association fees are /\$415 per month.

PROPERTY HIGHLIGHTS

- 1,096 +/- SF
- Excellent location off Hodges
- Well maintained office park
- Association fees \$415 per month

PRESENTED BY:

AMANDA KINKADE

904.635.6376

amanda@kinkadecommercial.com

EXECUTIVE SUMMARY

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ADDITIONAL PHOTOS

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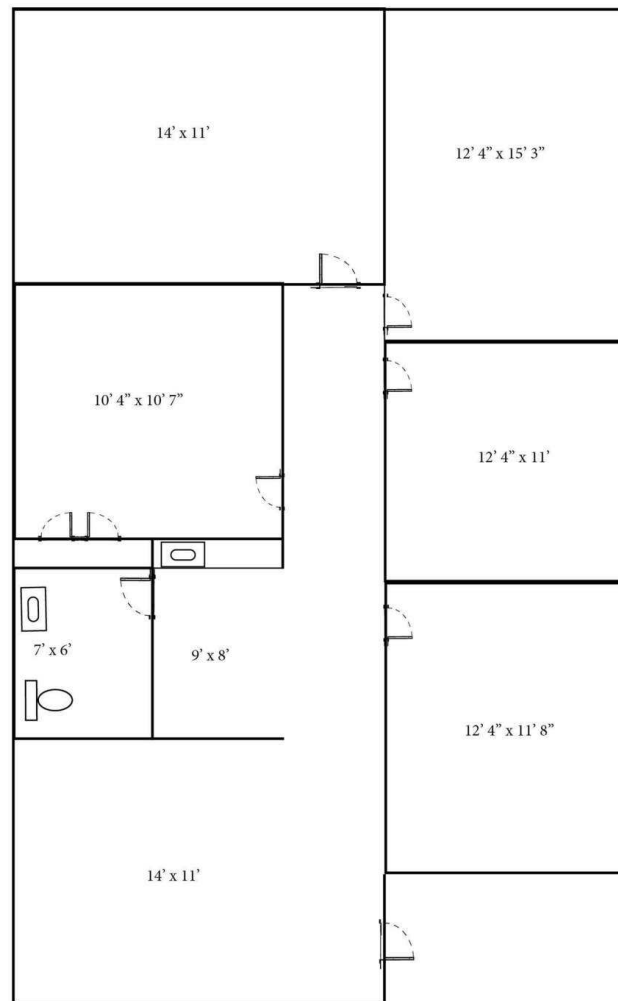
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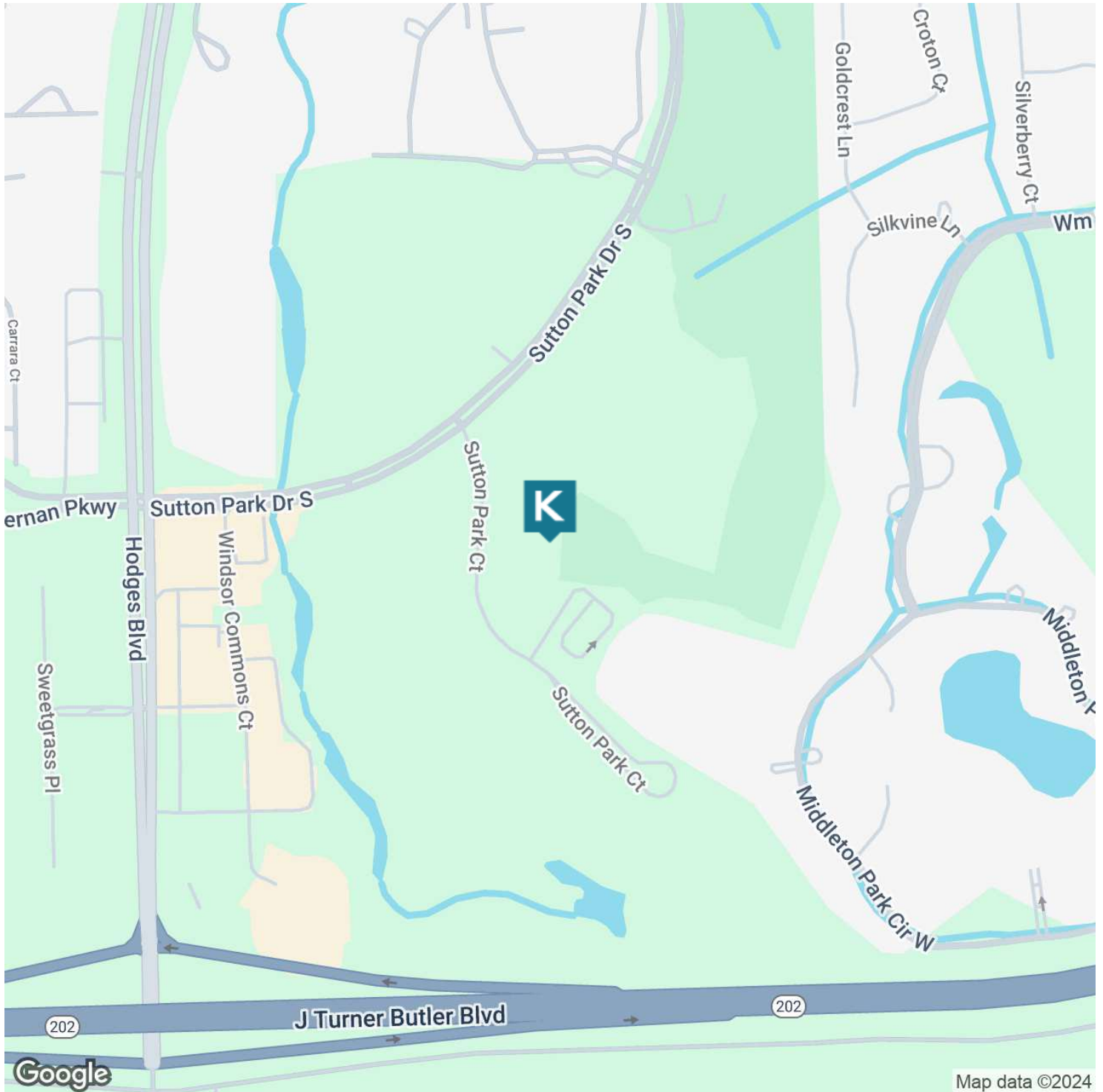
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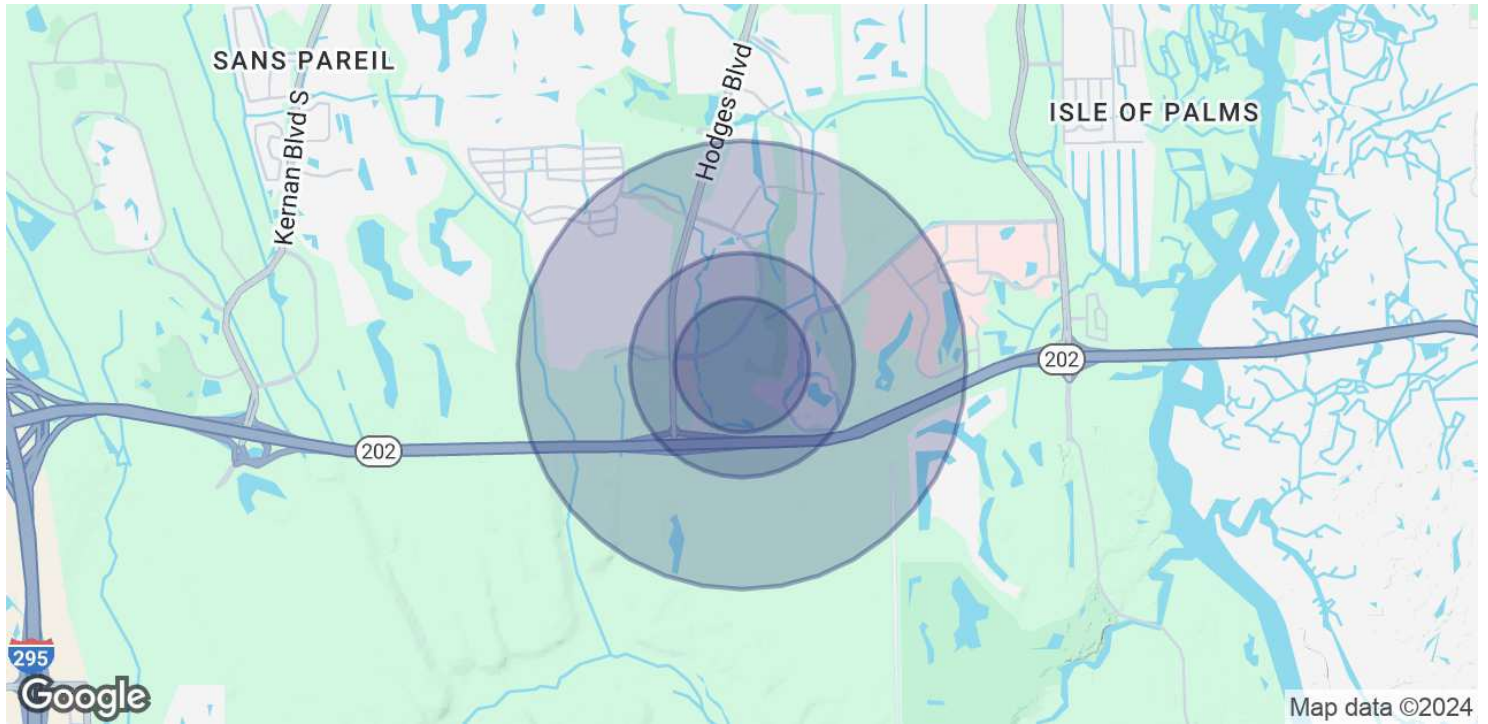
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LOCATION MAP

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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------------|------------------|---------------|
| Total Population | 243 | 2,395 | 7,259 |
| Average Age | 45 | 50 | 44 |
| Average Age (Male) | 43 | 48 | 43 |
| Average Age (Female) | 47 | 51 | 46 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|------------------|------------------|---------------|
| Total Households | 132 | 1,281 | 3,520 |
| # of Persons per HH | 1.8 | 1.9 | 2.1 |
| Average HH Income | \$93,099 | \$104,094 | \$109,869 |
| Average House Value | \$394,451 | \$429,262 | \$422,898 |

Demographics data derived from AlphaMap

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