

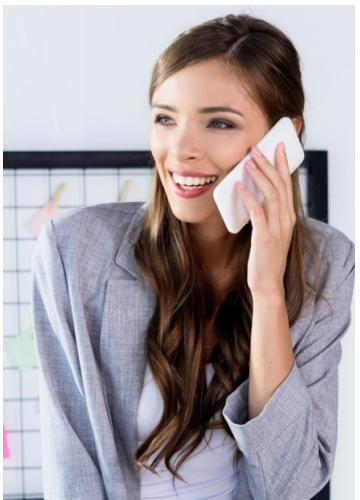
9B (43,900 VPD)

SUBJECT  
PROPERTY

ST. JOHNS PKWY. (22,000 VPD)

## Palms Professional Park

2050 St. Johns Parkway, Jacksonville, FL 32259



**Conrad Boylan**

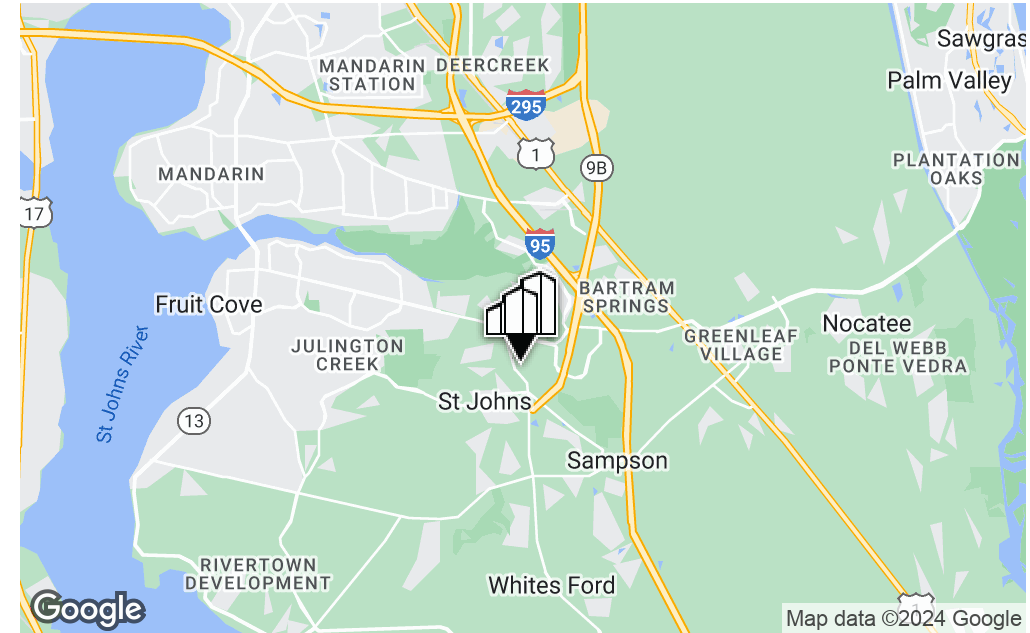
Director  
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**Brent Dennis**

Director  
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bdennis@primerealtyinc.com



# Executive Summary



Lease Rate	<b>\$28.50 SF/yr</b> <b>\$6.50 NNN</b>
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## Property Overview

Situated off Florida State Route 9B in St Johns, this brand new class A Medical Office Building is located on St. Johns Parkway. With 1,288 ft of frontage and more than 22,000 passing vehicles per day, this location offers excellent visibility and exposure for tenants. The area is rapidly-developing and is just minutes from Durbin Park, Race Track Rd., multi-family housing developments, and various national retailers. Easy access to I-295 and I-95 makes this a highly-accessible location.

## Offering Summary

Building Size:	24,000 SF
Available SF:	Suite 105 -1,711 sf
Year Built:	2021
Zoning:	PUD
Frontage:	1,200+ ft.
Submarket:	St. Johns

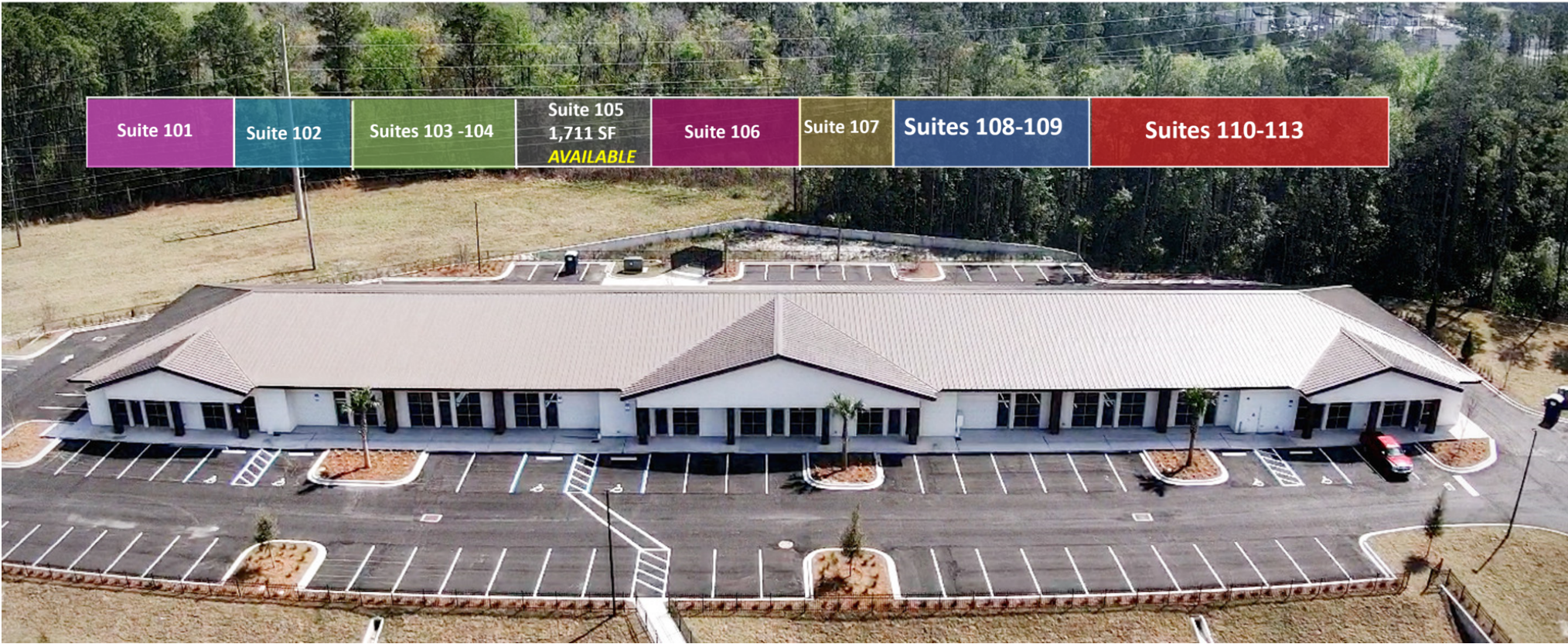
Zoned PUD, these units offer a multitude of possibilities, including office, retail or medical. The property sits on 5.75 acres of land, which includes two points of egress and ample parking. Construction is completed and the estimated tenant build-out time frame is 6-8 months.

## Property Highlights

- Easy access to I-295 and I-95
- Will build to suit
- 1,200+ ft. of frontage on busy St. Johns Parkway (22,000 VPD)
- Ideal for medical or professional offices



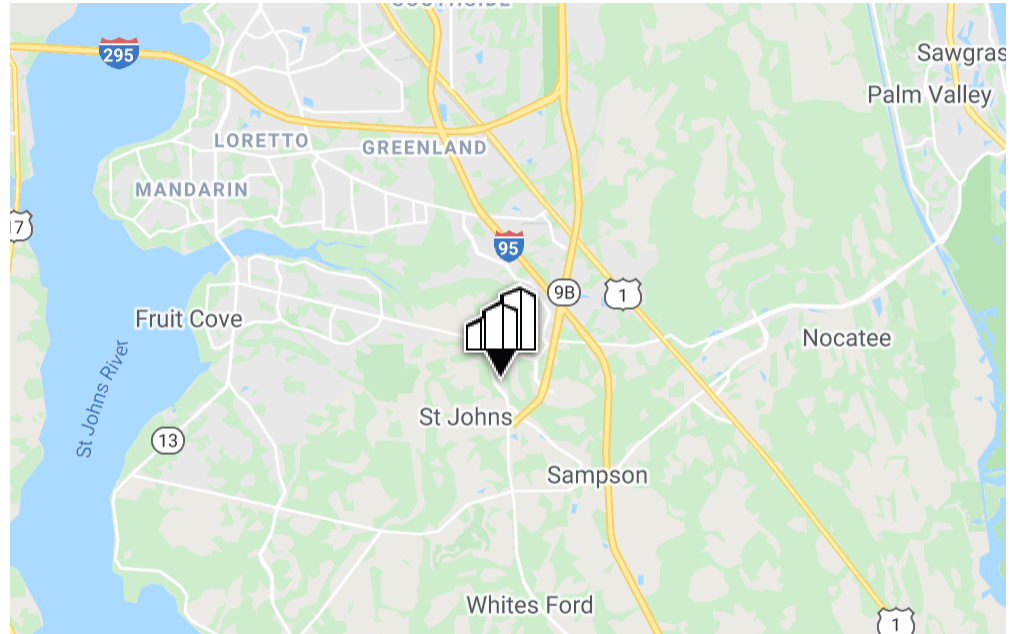
Modern Medical Aesthetics



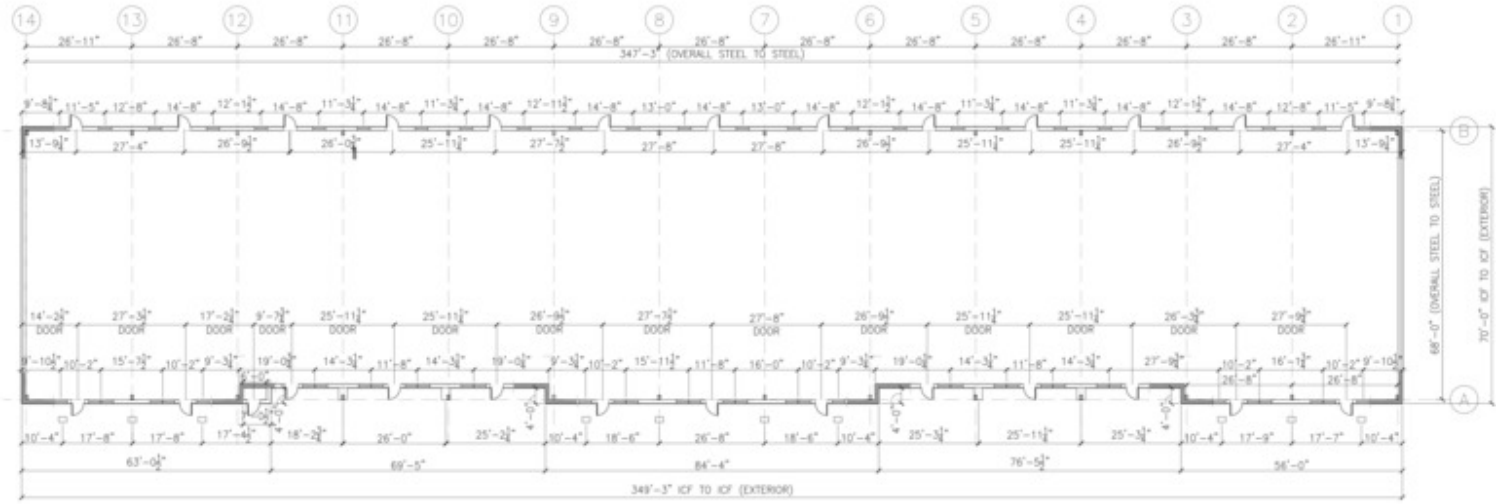
Suite 101	Suite 102	Suites 103 -104	Suite 105 1,711 SF <b>AVAILABLE</b>	Suite 106	Suite 107	Suites 108-109	Suites 110-113
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# Property Photos



# Floor Plans



NOTES:  
1. ALL DIMENSIONS ARE MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR ICF WALL.

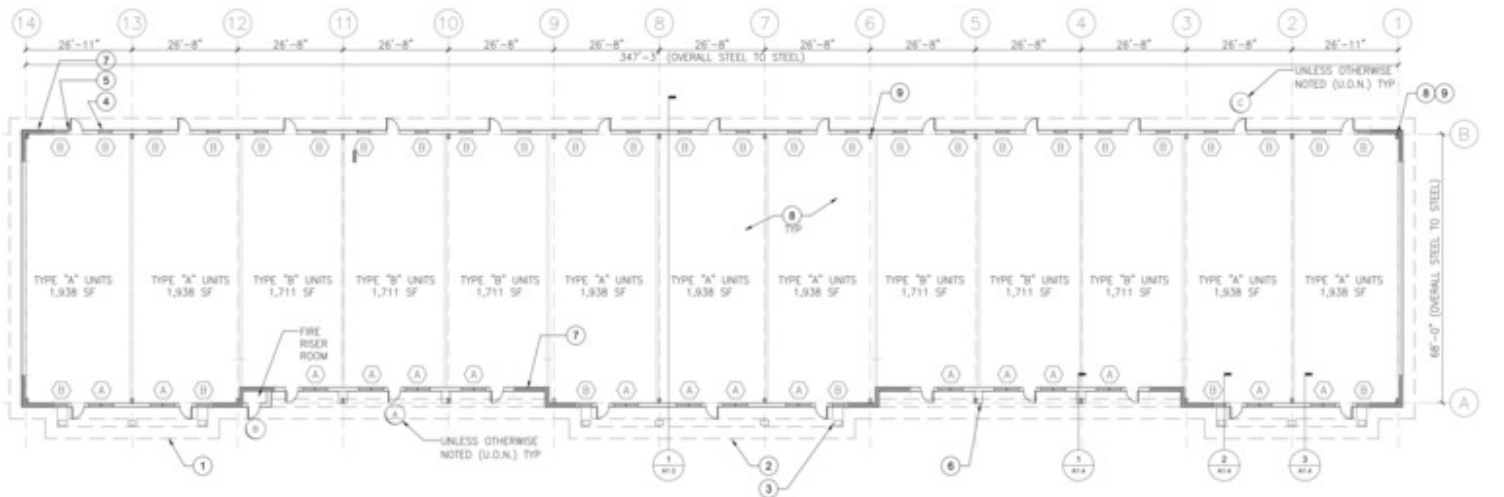
**2 DIMENSION PLAN**  
A1.0 SCALE: 1/16" = 1'-0" (IF PRINTED ON 24x36 SHEETS)

## KEYNOTES

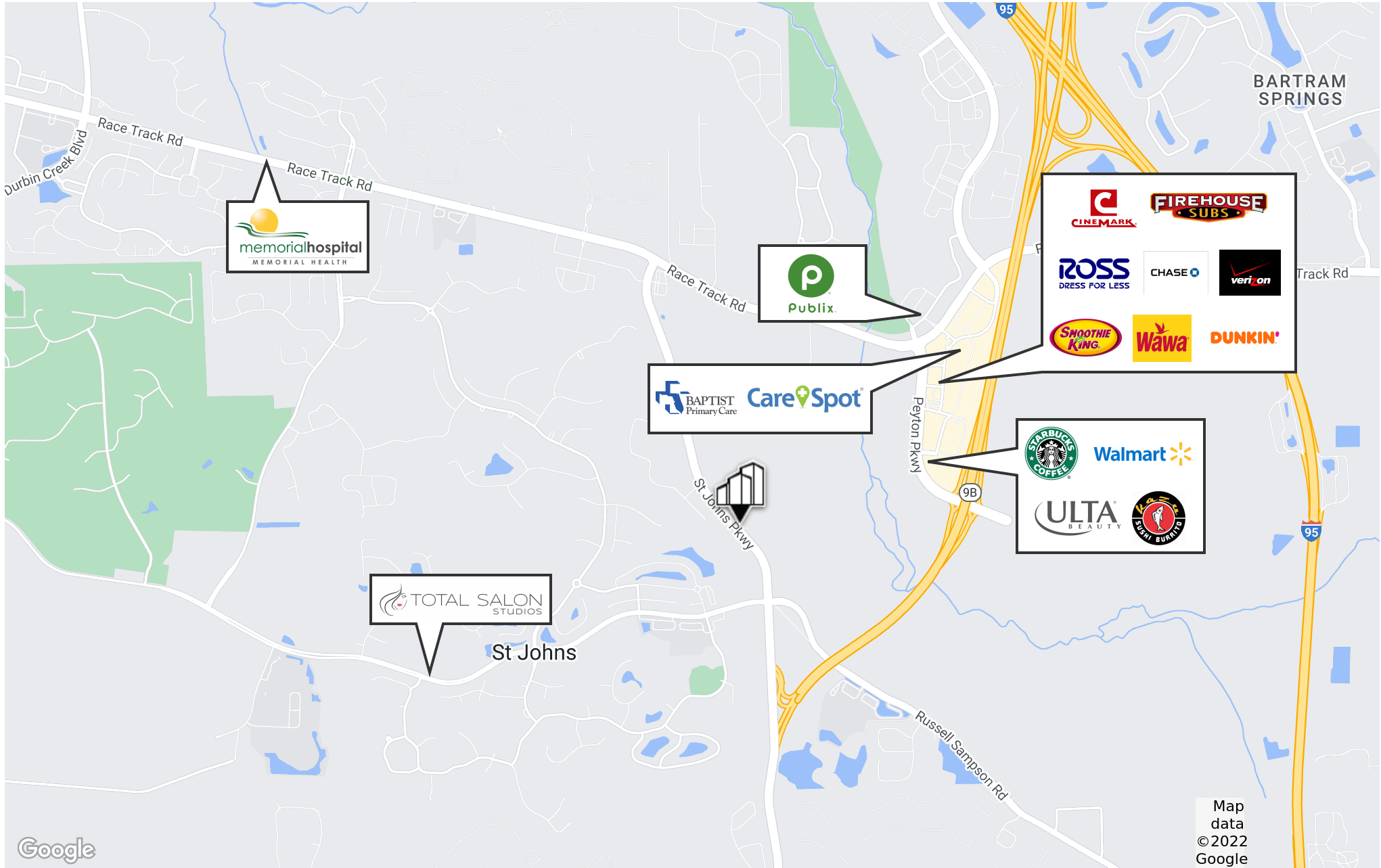
1. OVERHANG AT 7'-0" (TYP).
2. OVERHANG AT 8'-0" (TYP).
3. COLUMN SIZE - 24"W x 16"D (TYP).
4. WINDOW AT 8'-0" HEAD HEIGHT.
5. 9" SPACE BETWEEN HINGED SIDE OF DOOR AND WINDOW AT REAR CORNER END; MINIMUM 12" SPACING TYPICAL AT ALL OTHER LOCATIONS.
6. PLASTER SIZE - 24"W x 37"D (TYP).
7. 8'-0" SHEAR WALL AREAS TYPICAL AT CORNERS.
8. REFER TO METAL BUILDING MANUFACTURER DRAWINGS (TYP).
9. MAINTAIN 1" CLEARANCE FROM INSIDE FACE OF ICF TO STRUCTURAL COLUMN TO ELIMINATE THE CUTTING OF THE ICF BLOCK (TYP).

## LEGEND

- 1. SEE ICF BY ALL DIMENSIONS WALL
- 2. SEE ICF SHEAR WALL SECTION WALL
- 3. SECTION OF SHEAR WALL AND SECTION
- 4. SEE SHEAR



# Retailer Map



# St Johns County

## Ranked 10th Fastest Growing County in the United States

The St Johns County Submarket in Jacksonville, situated just south of Mandarin along the St. Johns River, is a destination for visitors from all over Jacksonville, St. Augustine, Nocatee and surrounding areas. The area boasts the strongest demographics in the region.

Ranked the 10th fastest growing county in the United States, St Johns is home to top-ranked public schools, rapidly-developing residential areas and several world-class sporting events, including the PGA Tour.

Join nearby major medical practices and national retailers such as Memorial Hospital, Baptist Primary Care, Publix, Wal-Mart, Starbucks, and others!





**Demographics**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2019 Population	12,254	78,481	203,040
2024 Projected Population	12,823	81,991	211,111
2019 Number of Households	3,740	32,469	83,244
2024 Projected Number of Households	4,079	34,164	86,693
Average Household Income	\$47,899	\$51,700	\$55,156
Workplace Employees	55,682	121,446	182,457
Median Age	37.7	38.6	38.7

LIFESTYLE SEGMENT

**14.5%**

Young Professionals  
Median age: 29.8

LIFESTYLE SEGMENT

**14.4%**

Cultured Millennials  
Median Age: 33.9

**Demographic Snapshot - Downtown**

Palms Professional Park | 2050 St. Johns Parkway, Jacksonville, FL 32259  
 All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon..

