

# EMERSON MEDICAL CENTER

4401 Emerson St. | Jacksonville, FL

**Luke Feldman, CCIM**  
Three Lions Real Estate  
(904) 701-7951  
lfeldman@threelionsre.com

**Bryan J. Mickler**  
Three Lions Real Estate  
(904) 321-9040  
bjmickler@threelionsre.com





# HIGHLIGHTS

- Spaces ideal for professional or medical office tenants
- Approximately 1/2 mile from I-95
- Over 30,000 VPD on Emerson Street
- 5 minute drive to Downtown Jacksonville
- 5 minute drive to Brooks Rehabilitation and Memorial Hospital on University Blvd.
- Under 10 minute drive to Baptist Medical Center
- 61 total spaces: 45 paved, 16 grass
- Monument signage available
- Purchase Price: Call for pricing

Suite	Tenant	Floor	Square Feet	Rent/SF	Lease Type	Notes
3	Available	1	1,850	\$14.00	Gross	Vanilla shell condition ready for customized buildout to tenant's specifications.
4	Available	1	1,967	\$14.00	Gross	Previously a surgery center. Contains reception, 6 exam rooms, and private restrooms.
6	Available	2	1,600	\$14.00	Gross	Open concept
7	Available	2	1,249	\$14.00	Gross	Reception, 2 private offices, and private restroom.

PROPERTY FEATURES		
GLA (SF)	14,990	
LAND ACRES	2.24	
YEAR BUILT	1974	
YEAR RENOVATED	2025	
ZONING TYPE	CCG-2	
BUILDING CLASS	B	
NUMBER OF STORIES	2	
NUMBER OF BUILDINGS	2	
NUMBER OF PARKING SPACES	61 total spaces: 45 paved, 16 grass	
PARKING RATIO	Potential for 5.2/1,000	

NEIGHBORING PROPERTIES		
NORTH	Residential	
SOUTH	Emerson Street	
EAST	Medical Office	
WEST	Auditmacs	

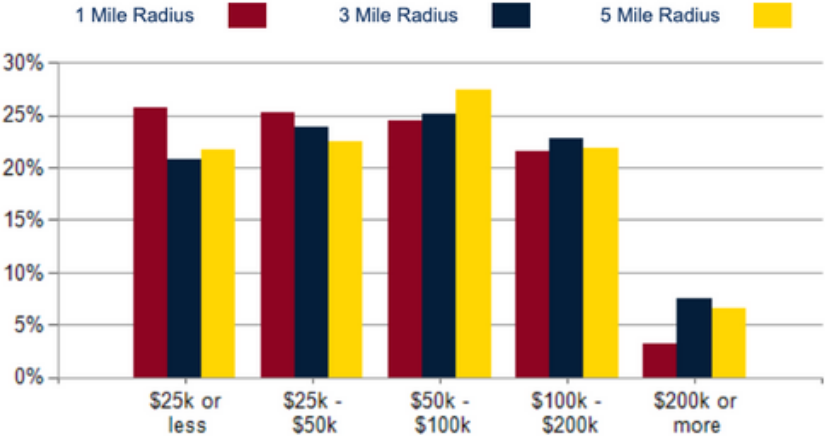
MECHANICAL		
HVAC	Chilled Water	
ELEVATOR	One	
ELECTRICAL / POWER	800 A, 3 Phase	

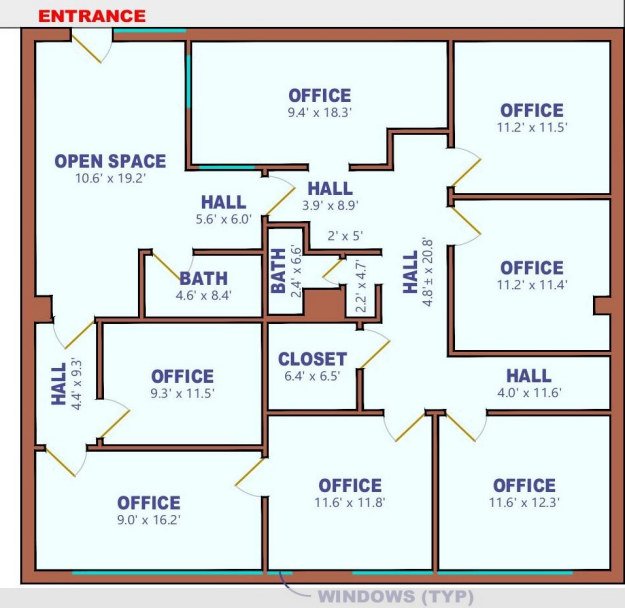
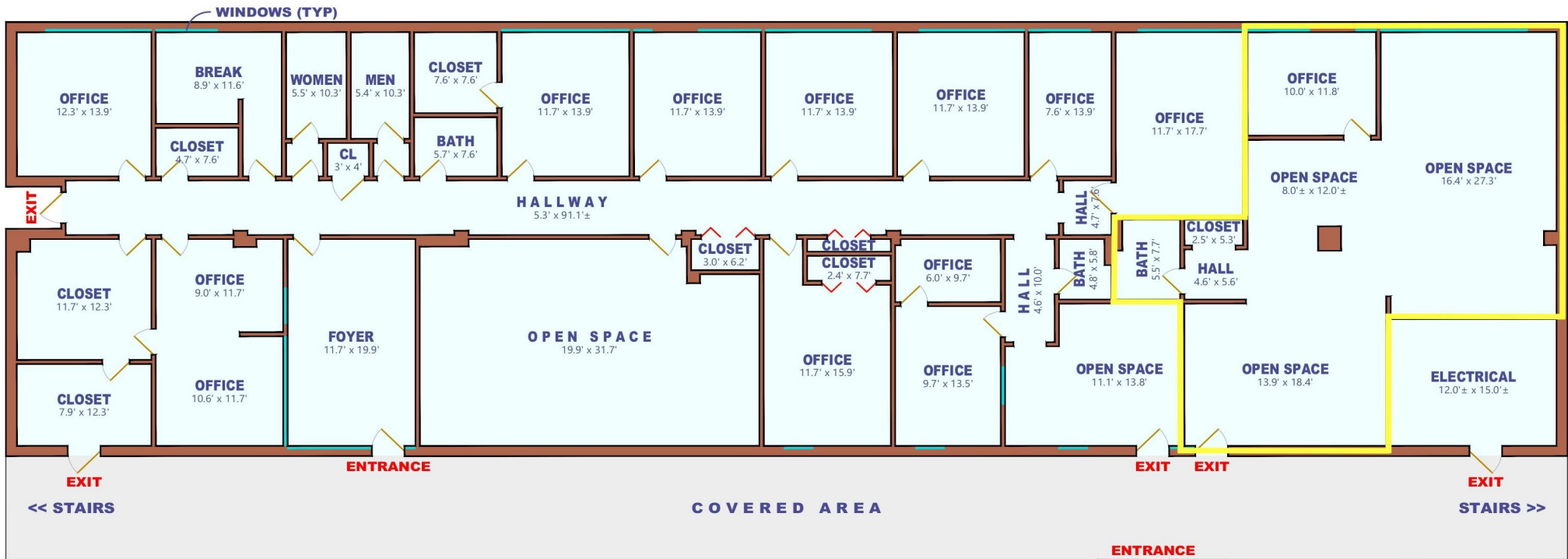
TENANT INFORMATION		
MAJOR TENANT/S	Physicians Group, American Health, Lighthouse Labs	
LEASE TYPE	NNN	

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,778	71,691	167,709
2010 Population	11,792	68,824	168,844
2025 Population	13,065	78,542	198,586
2030 Population	13,662	82,225	206,925
2025-2030: Population: Growth Rate	4.50%	4.60%	4.15%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,210	32,281	77,401
2010 Total Households	4,912	28,212	70,742
2025 Total Households	5,196	32,686	85,048
2030 Total Households	5,550	35,101	90,714
2025 Average Household Size	2.49	2.29	2.22
2025-2030: Households: Growth Rate	6.65%	7.20%	6.50%

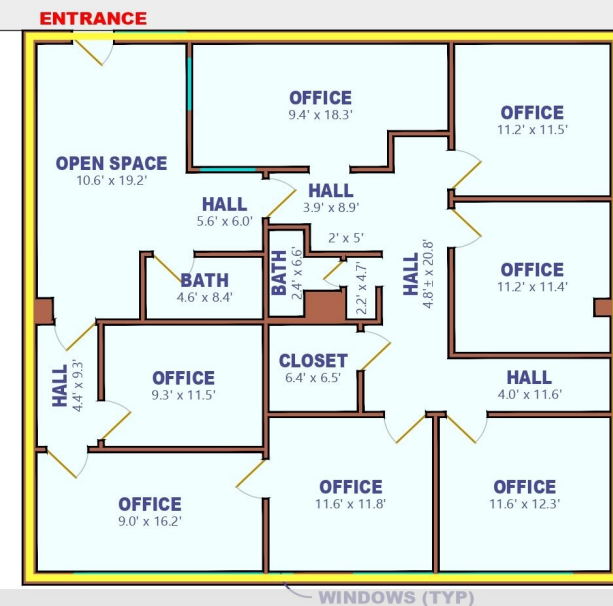
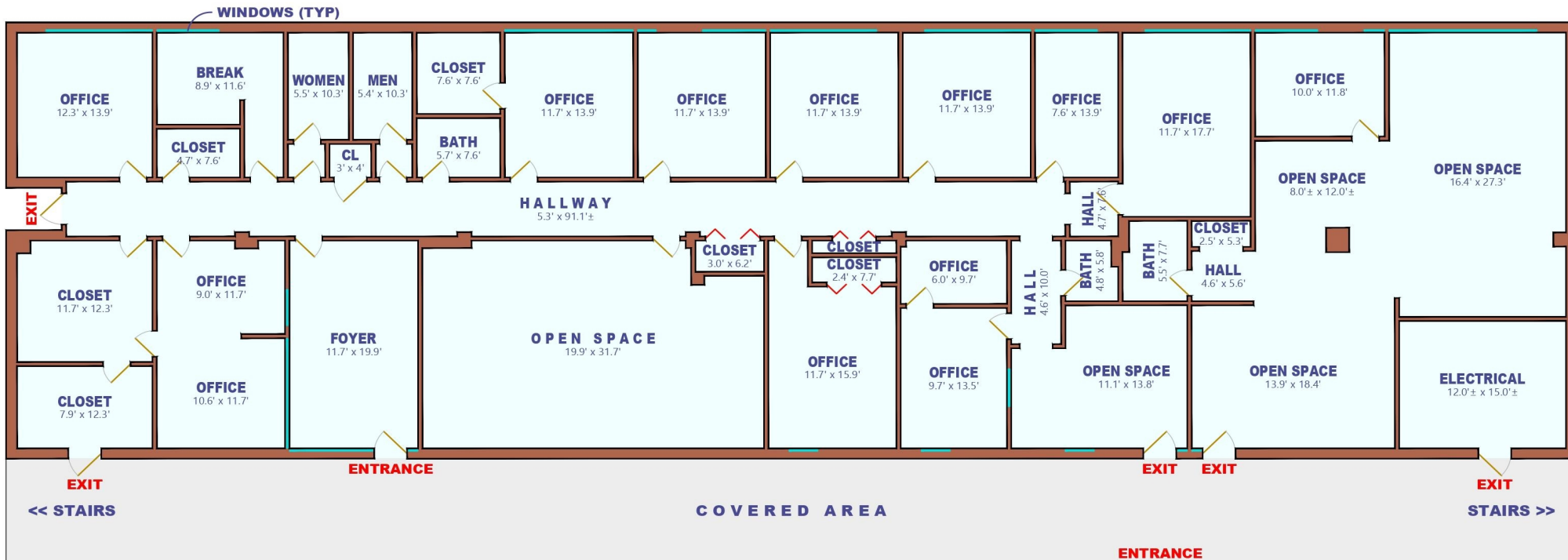
2025 Household Income





**Suite 3**





Suite 4





Downtown Jacksonville



OFF-SITE  
STORAGE

2<sup>ND</sup> FLOOR SUITES  
AVAILABLE

MRI IMAGING





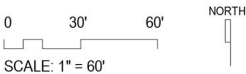
**SITE DATA**

SITE AREA	±2.32 AC
BUILDING	TBD SF
PARKING	87 SPACES

**NOTES**

SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND/OR FACE OF STRUCTURE.



**JACKSONVILLE, FLORIDA**  
4401 EMERSON STREET

**PROPOSED  
SITE PLAN**

05.13.2025

1.0

**Proposed Parking Plan 5.2/1,000**