



# For Sublease

## 4052 University Blvd. S.

Jacksonville, FL 32216

### Sublease Rate:

\$12.50/SF Gross

### Contact:

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### Property Highlights:

- 10,080± SF on 0.76 acres includes 8 offices, warehouse, showroom, mezzanine over offices and open garage area
- Warehouse ceiling height is 16'
- 145 frontage feet on University Boulevard by 228 feet deep
- 2 curb cuts on on University Boulevard
- Blocks from Beach Boulevard
- 4.6 miles and 7 minute to I-95
- Potential users could include automotive, cannabis, office distribution companies, flex users, retail or medical office
- Zoned CCG-1
- Sublease through March 31, 2026



# Trade Aerial





# Photo Gallery







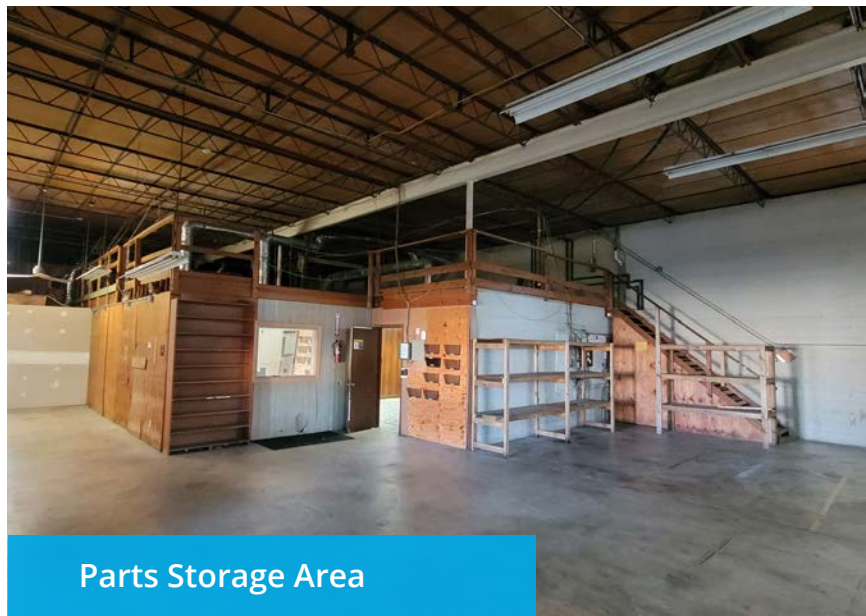
Showroom



Customer Waiting Area



Office



Parts Storage Area



Work Area

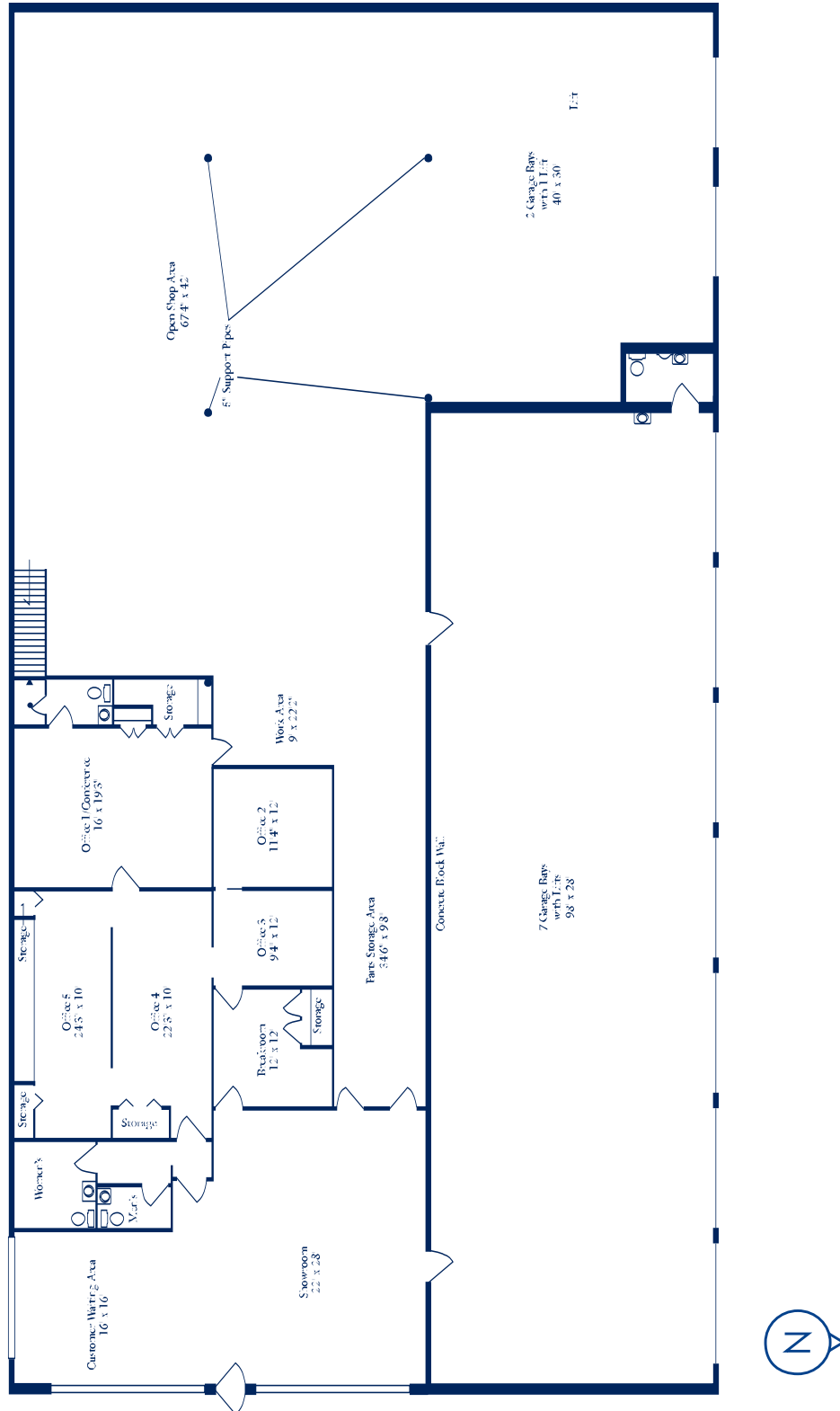


Warehouse Bays



Garage Bays

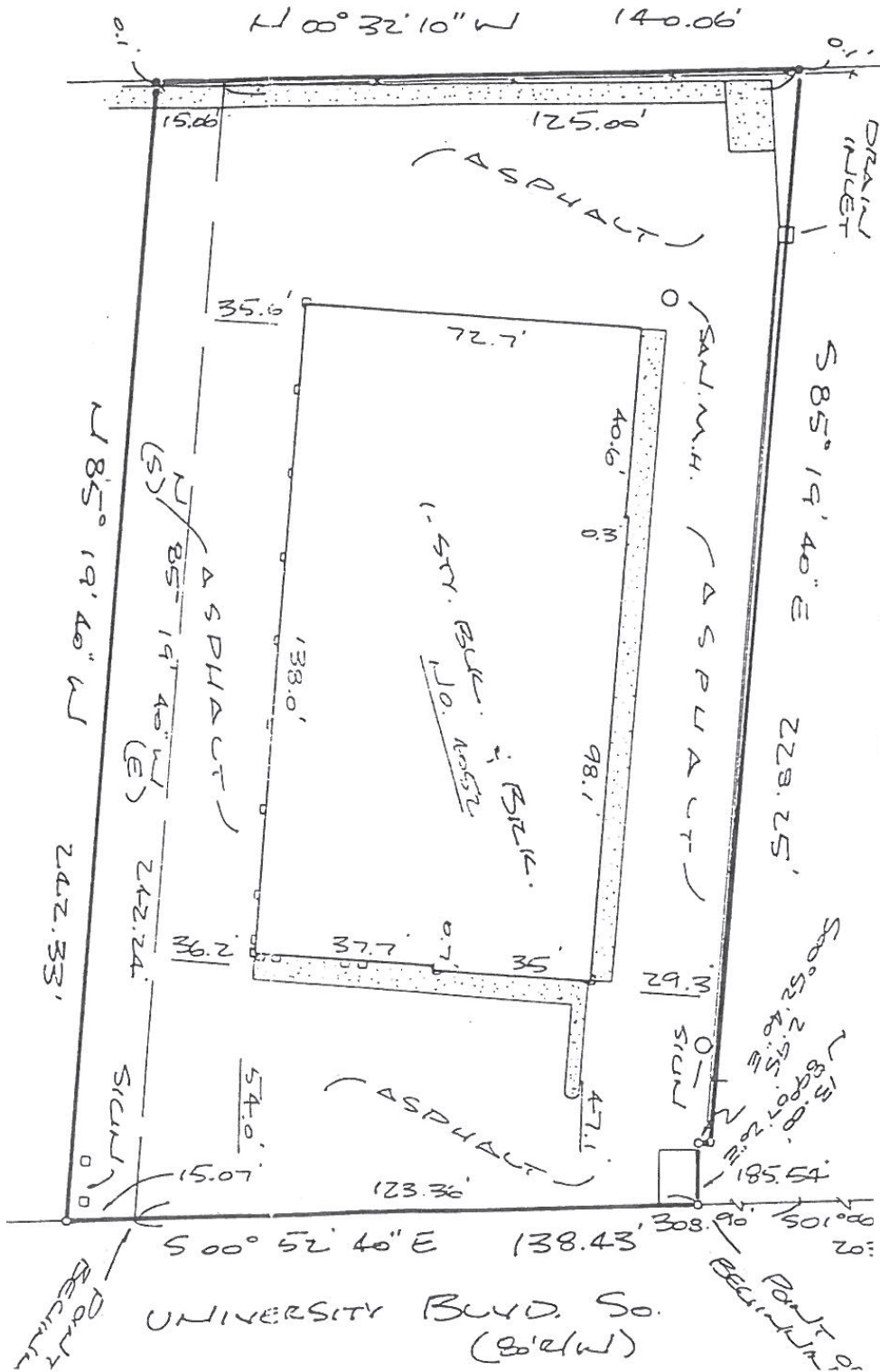
# Floor Plan

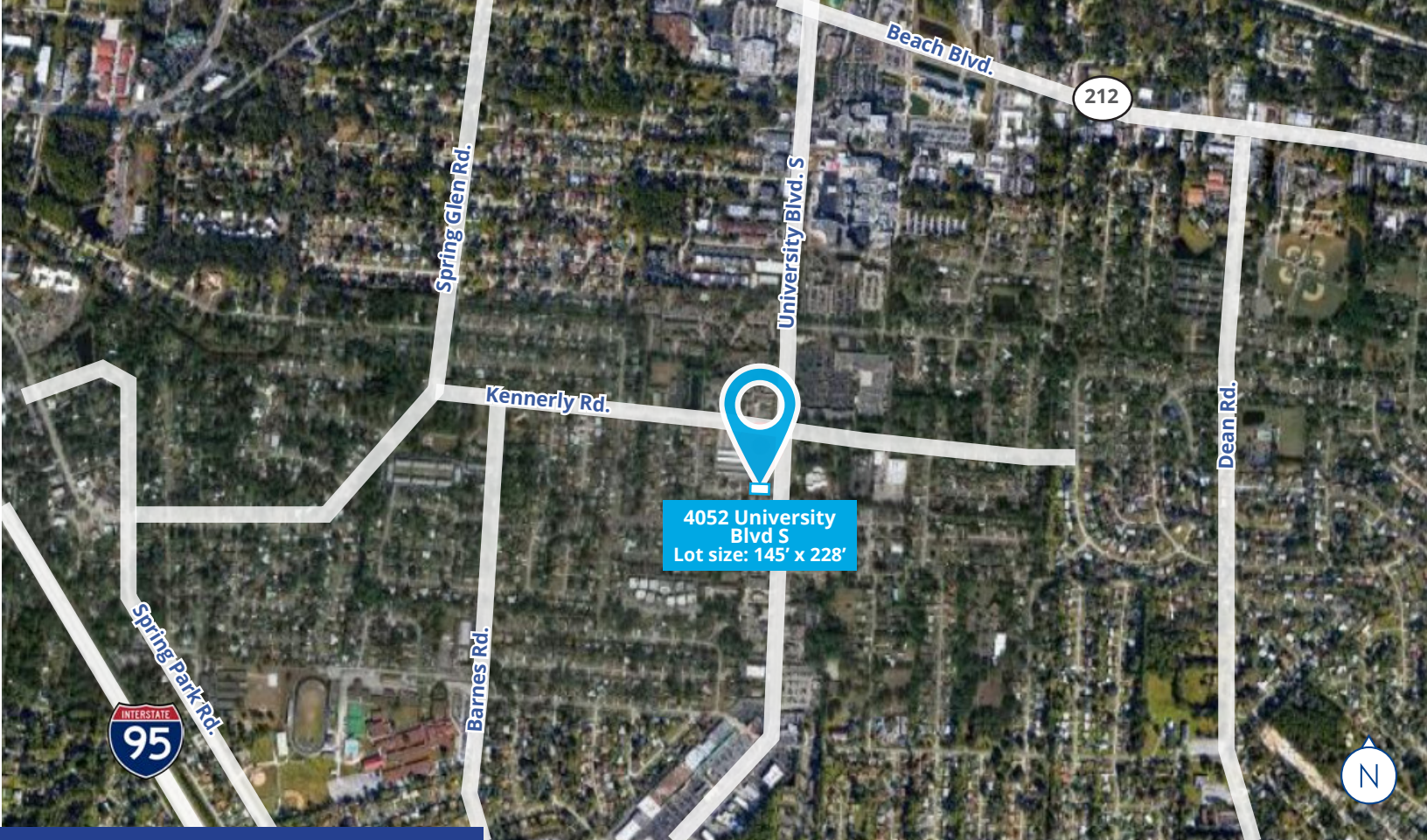


**First Floor** - Floor plan and room dimensions are approximate. A few walls have since been added.



# Survey





## Demographics

Source: ESRI Business Analyst



Population  
(2023)

1 Mile	12,959
3 Mile	87,064
5 Mile	203,223



Population  
Projection (2028)

12,871
88,670
211,104



Average Household  
Income (2023)

\$74,460
\$77,450
\$79,099



Daytime Population  
(2028)

15,896
116,057
334,543

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