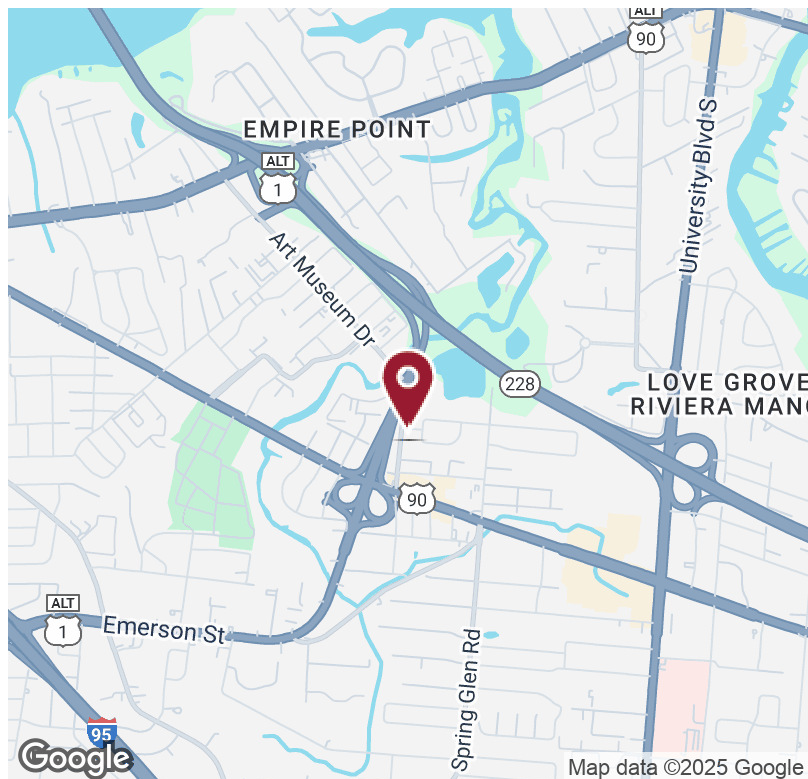


OFFICE BUILDING FOR LEASE

2747 Art Museum Drive Jacksonville, FL 32207



OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (Gross)
Building Size:	16,966 SF
Available SF:	1000-4,000 SF
Year Built:	1972

LOCATION OVERVIEW

Discover the vibrant neighborhood surrounding the property at 2747 Art Museum Drive, Jacksonville, FL, 32207. Nestled in the San Marco district, this prime location offers a mix of historic charm and modern amenities. Just moments away, the San Marco Square is a bustling hub of boutique shops, art galleries, and delectable dining options. Enjoy convenient access to the scenic Southbank Riverwalk and the iconic Friendship Fountain. With its proximity to major highways and downtown Jacksonville, this area is a magnet for professionals seeking an ideal blend of work and play. Embrace the dynamic energy and endless possibilities of this sought-after neighborhood.

Jack Robison

904.398.1044 / jack@psrps.com

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com

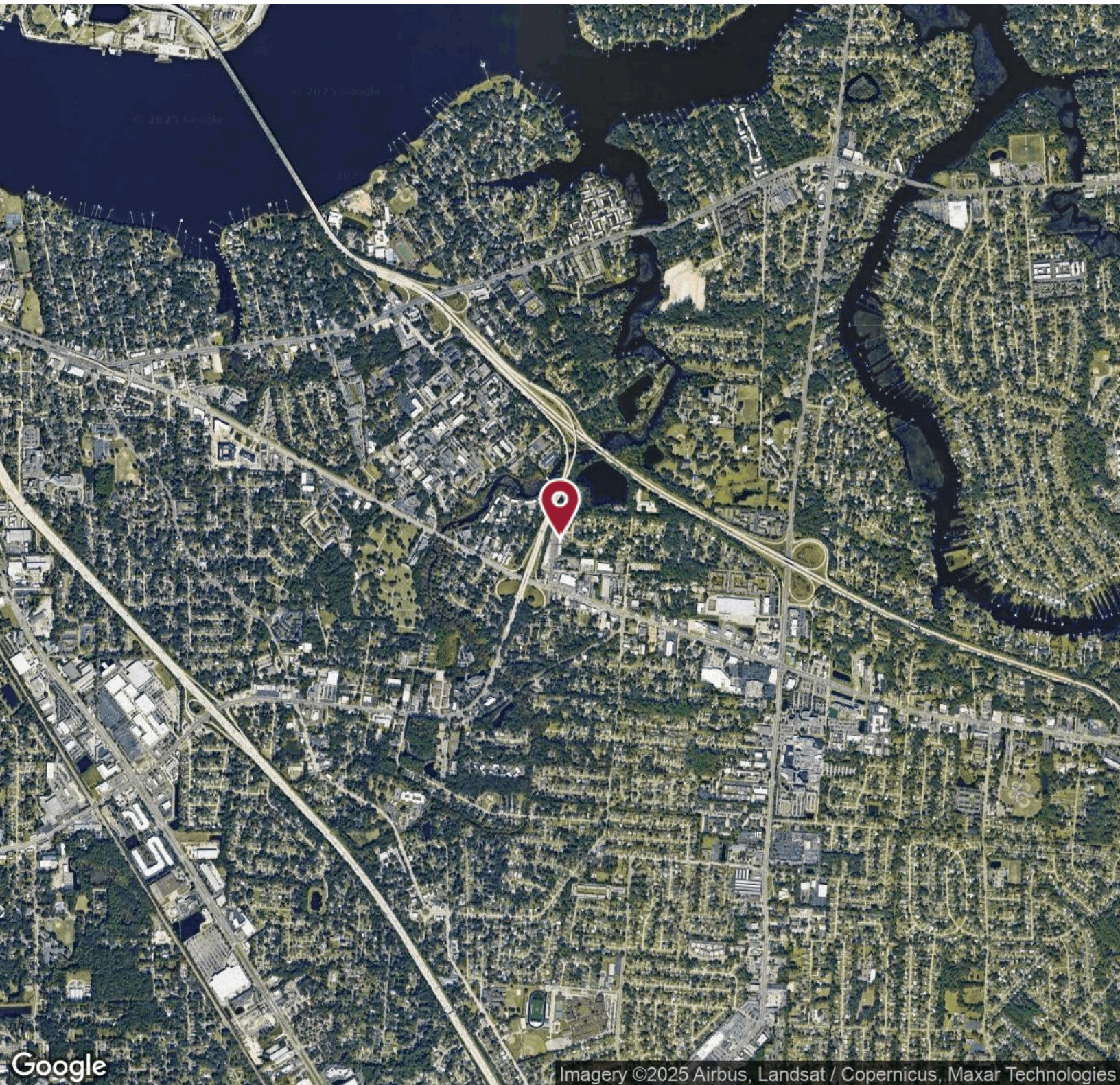
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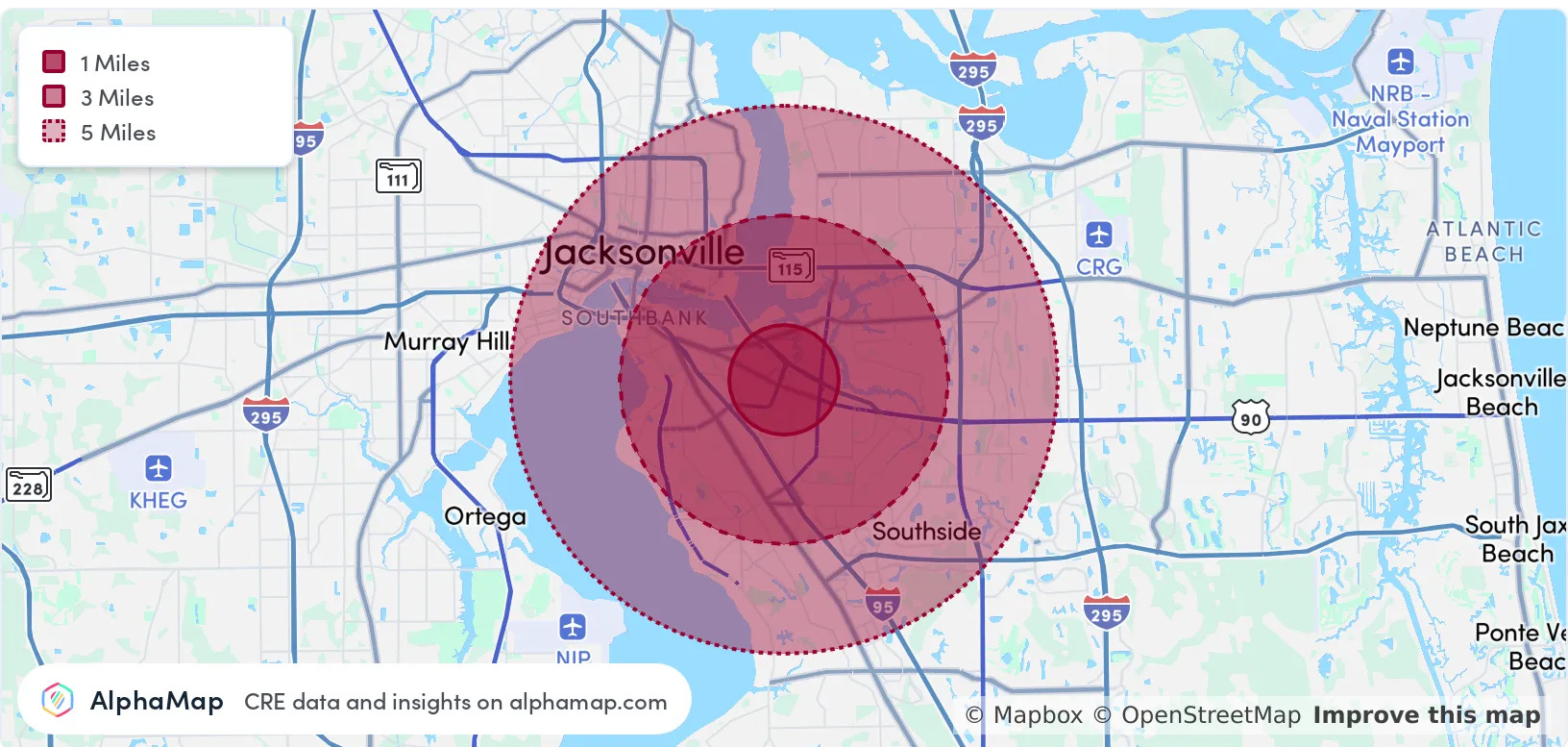
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Pine Street / RPS

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2747 Art Museum Drive Jacksonville, FL 32207



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,188	86,252	233,109
Average Age	39	40	40
Average Age (Male)	38	39	38
Average Age (Female)	40	42	41

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,225	35,870	98,400
Persons per HH	2.4	2.4	2.4
Average HH Income	\$73,663	\$77,656	\$74,898
Average House Value	\$352,804	\$324,087	\$296,176
Per Capita Income	\$30,692	\$32,356	\$31,207

Map and demographics data derived from AlphaMap

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