



9521 Shellie Road

Jacksonville, Florida 32257

Property Highlights

- 2,384 SF double office condominium
- Fully renovated interior
- Combined units with single suite layout
- Conference room space
- Dedicated breakroom
- 3 restrooms, including 1 private restroom in the owner’s office

Property Overview

9521 Shellie Road consists of a fully renovated double office condominium totaling approximately 2,384 square feet. The two units have been combined into a single suite with a functional office layout. The floor plan includes conference room space, a dedicated breakroom, and three restrooms. The owner’s office contains a private restroom, with two additional restrooms located within the remaining office area.

Offering Summary

Lease Rate:	\$20.00 SF/yr (MG)
Building Size:	9,880 SF
Year Built/Renovated:	2007/2025
Available SF:	2,384 SF
Lot Size:	0.77 Acres
Zoning:	CRO
Parking Ratio:	3.04/1,000 SF

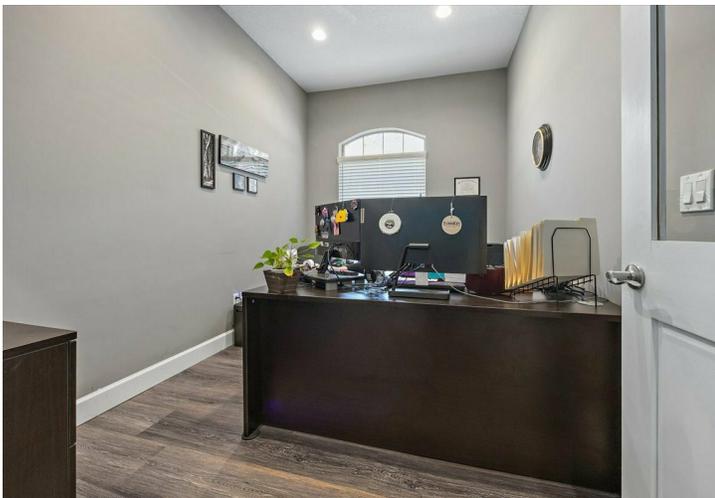
For More Information



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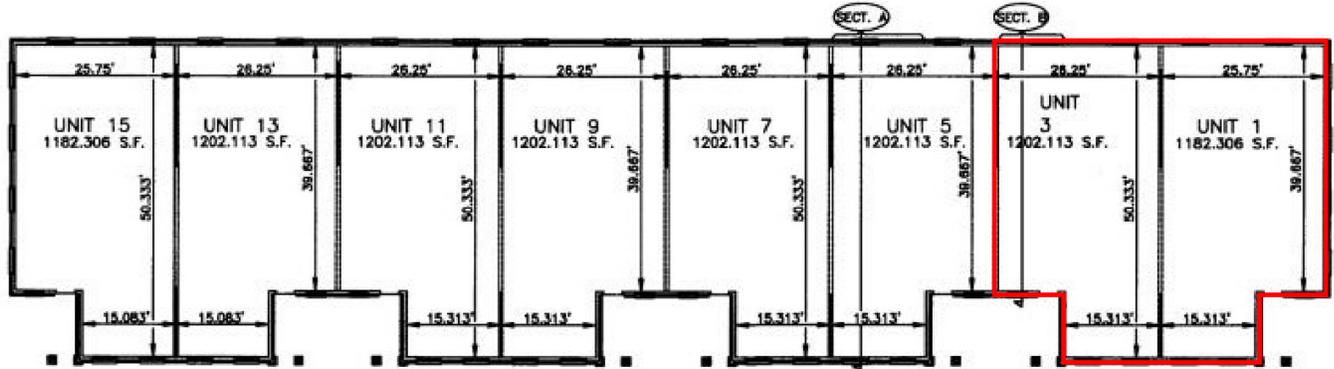
For Lease
2,384 SF | \$20.00 SF/yr
Office Condo Space



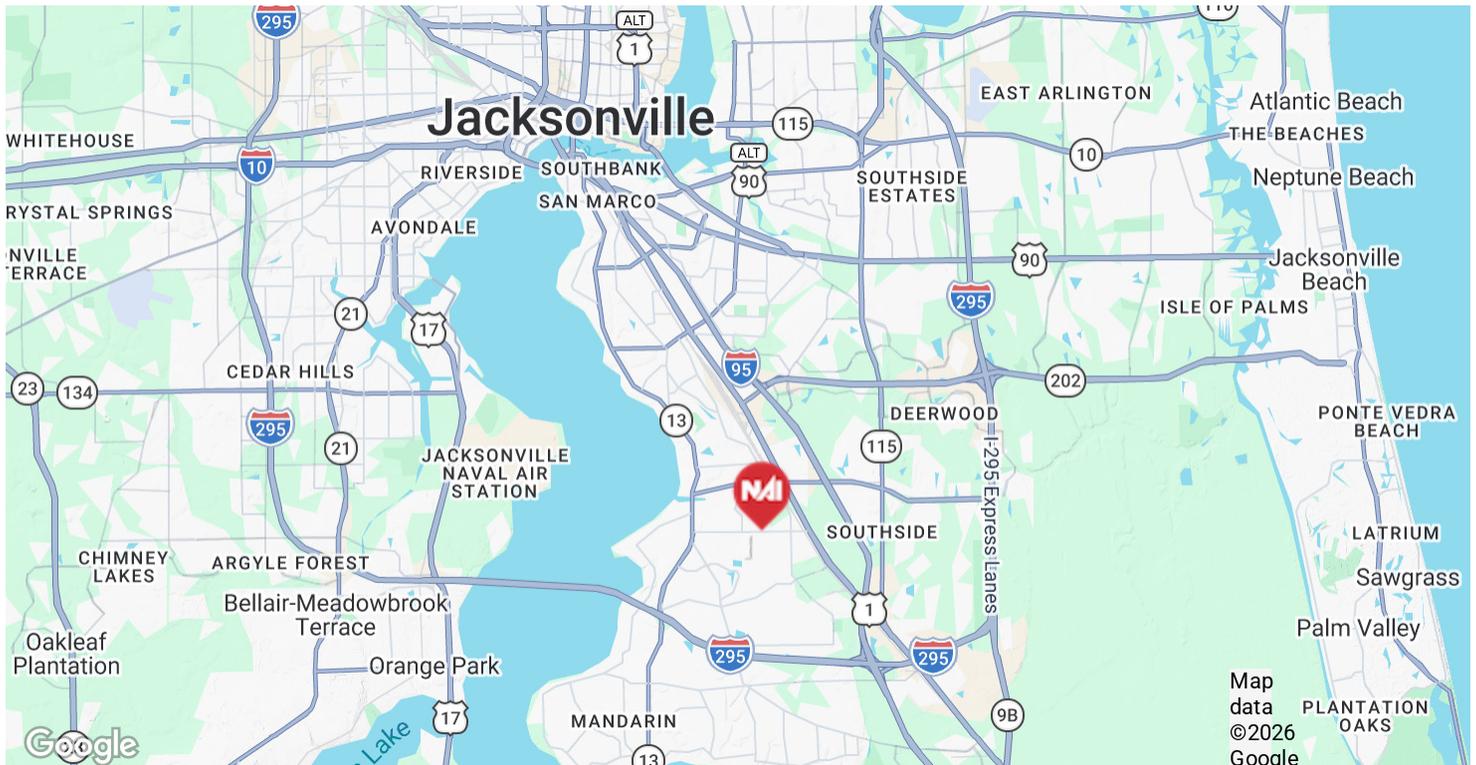
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SUNBEAM-SHELLIE BUSINESS CENTER

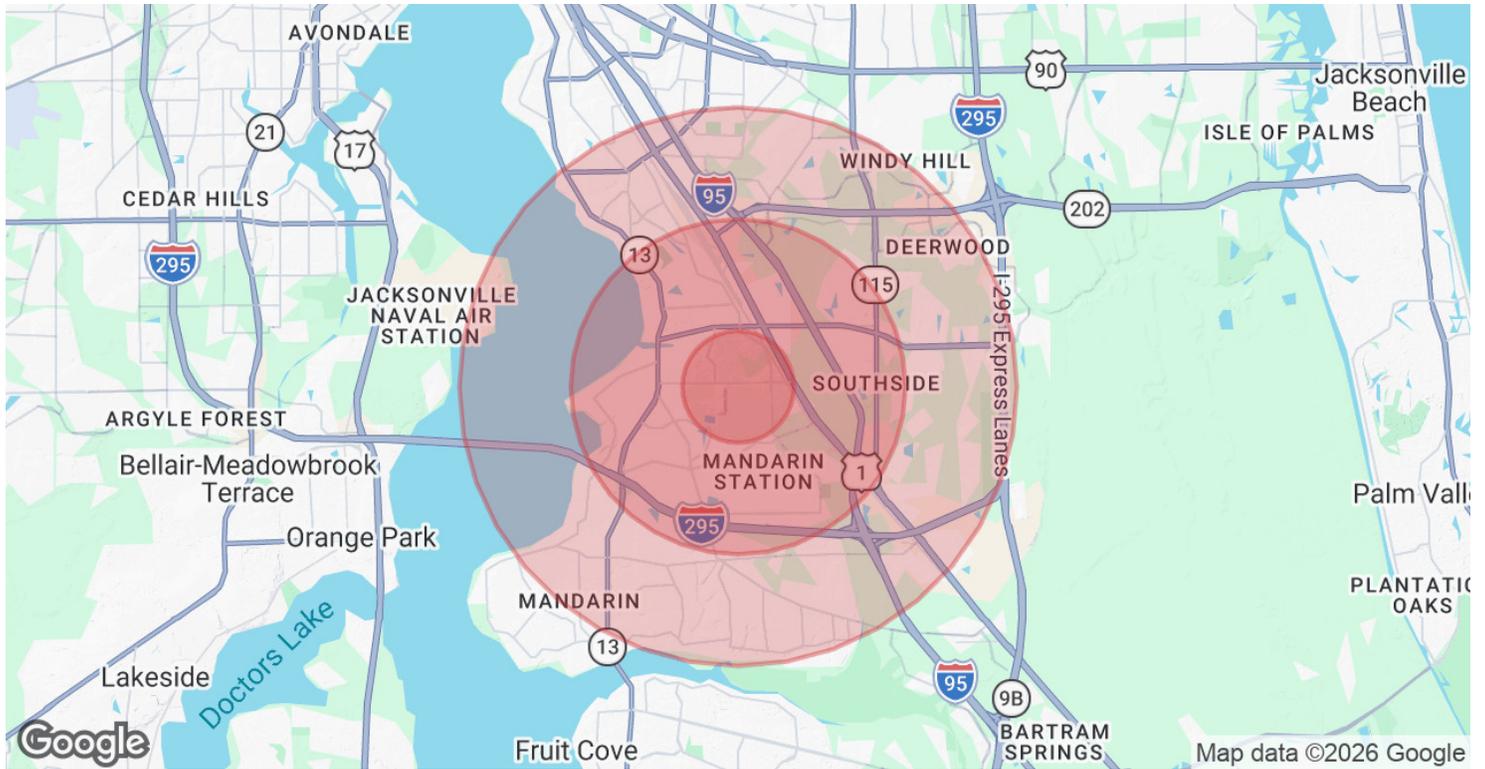


FLOOR PLAN



For Lease

2,384 SF | \$20.00 SF/yr
Office Condo Space



Population	1 Mile	3 Miles	5 Miles
Total Population	11,320	81,477	180,602
Average Age	40	41	41
Average Age (Male)	38	39	40
Average Age (Female)	41	43	43
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,665	35,687	77,729
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$100,058	\$97,665	\$104,347
Average House Value	\$306,537	\$328,380	\$356,302

Demographics data derived from AlphaMap