

# LEASE

953 LANE AVENUE SOUTH

Jacksonville, FL 32205



## PROPERTY DESCRIPTION

This rare leasing opportunity combines a strategic location with adaptable space, making it perfect for a wide range of medical and professional uses. Don't miss out on securing this prime West Jacksonville property for your business!

## PROPERTY HIGHLIGHTS

- Zoning: Commercial Community/General-2 (CCG-2)
- Full Medical Build-Out!
- Parking Available!
- Available Immediately!

## OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Available SF:	2,592 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	93	564	2,995
Total Population	230	1,399	7,673
Average HH Income	\$64,303	\$63,215	\$58,952

**Eric Maimo**  
(904) 537-6443



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES



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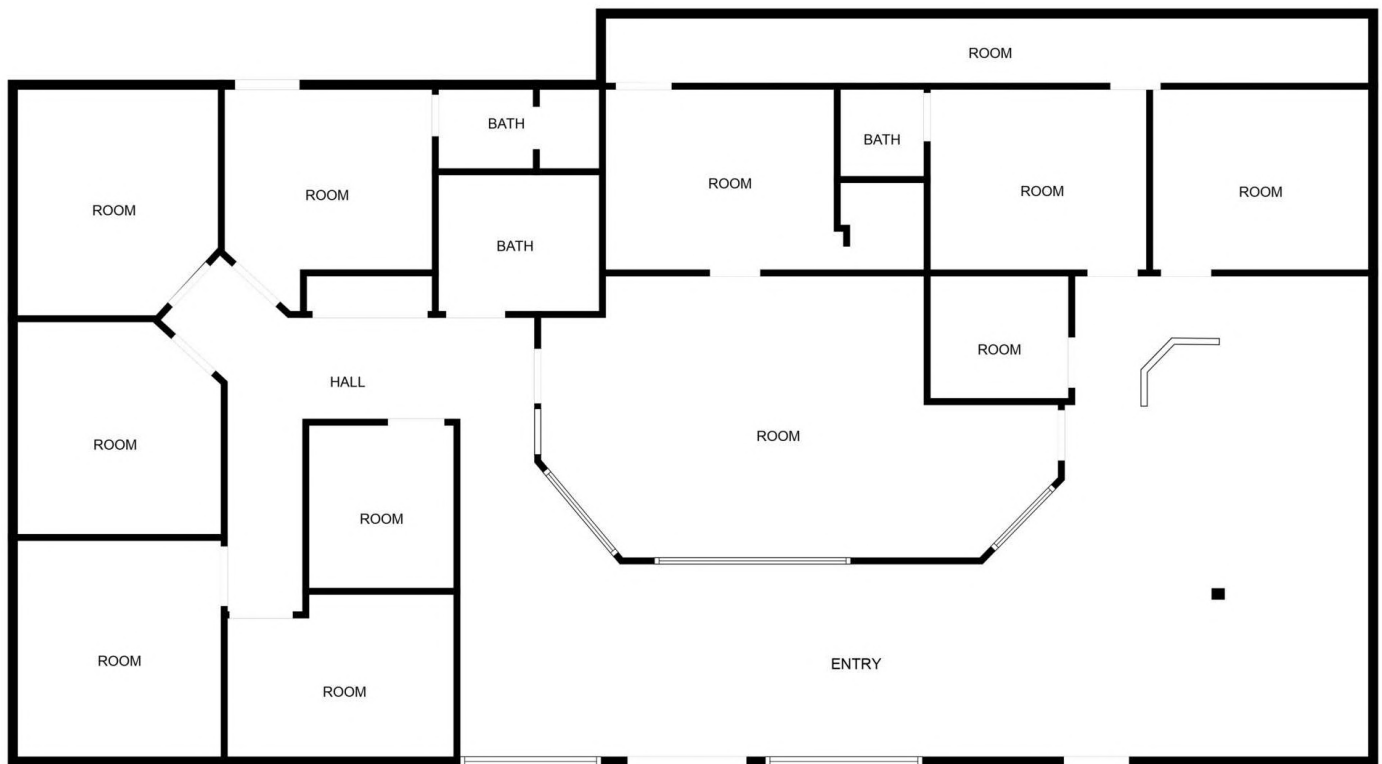


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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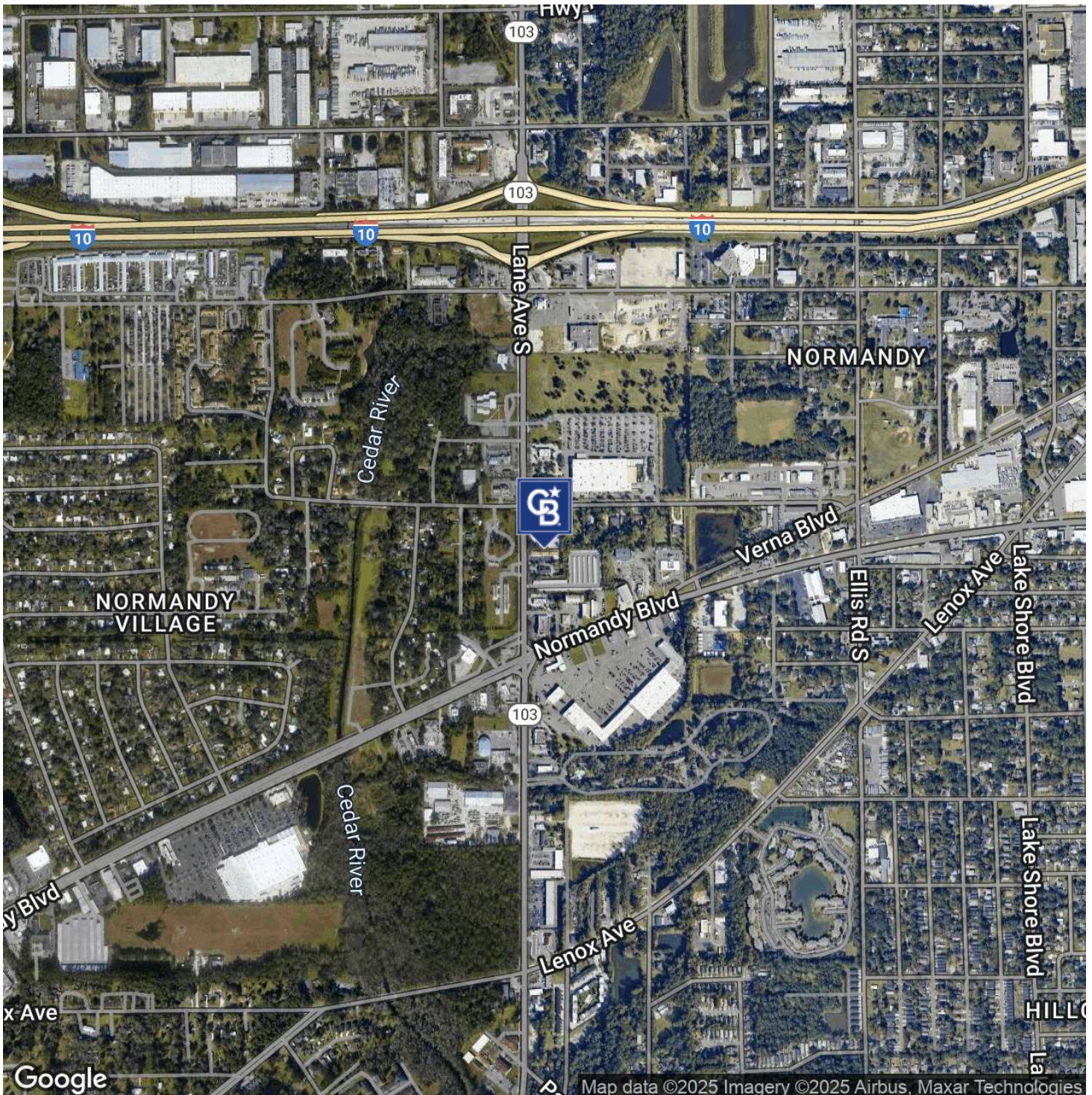
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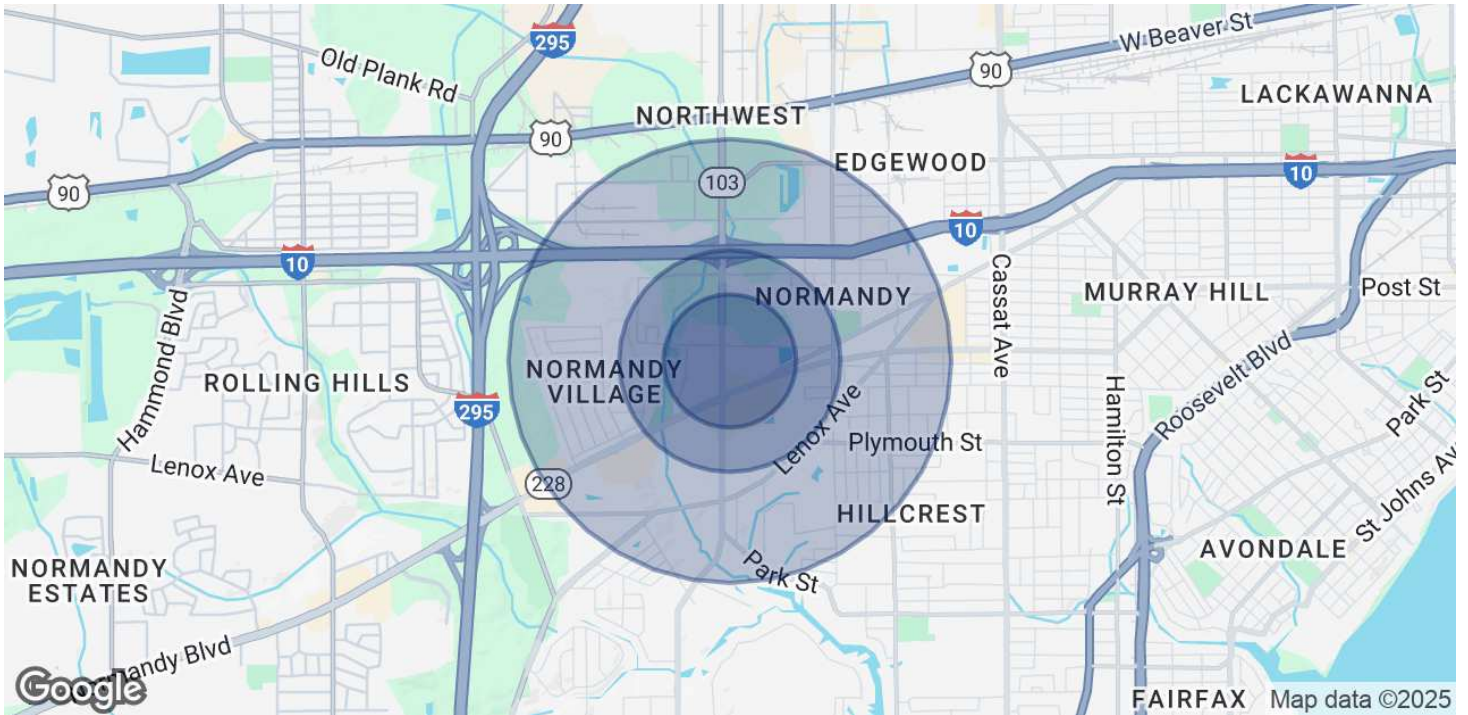
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	230	1,399	7,673
Average Age	37	37	37
Average Age (Male)	36	36	35
Average Age (Female)	38	38	37

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	93	564	2,995
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$64,303	\$63,215	\$58,952
Average House Value	\$154,114	\$161,895	\$188,927

Demographics data derived from AlphaMap

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