



4775 WINDSOR COMMONS CT  
JACKSONVILLE, FL 32224  
Leasing: Retail / Office Units



## Property Highlights

- Upscale neighborhood center next to the Publix anchored Windsor Commons Shopping Center
- Conveniently located off of Hodges Blvd and access to J Turner Blvd (JTB)
- Retail / Office centric area supporting strong residential area communities

### Property Summary

Building Size	11,016 SF
Lot Size	1.17 acres
Parcel ID	167733-1530
Zoning	PUD
Parking	51
Traffic Count	28,500 Hodges Blvd

### Demographics

Population	1 mi - 5,522	3 mi - 37,888	5 mi - 143,665
Income	1 mi - \$95,916	3 mi - \$122,008	5 mi - \$112,536
Age	44.6	38.6	39.6

### Available Spaces

Lease Rate	Call for Pricing / NNN
Unit #2	1,120 SF <b>Leased</b>
Unit # 3 / 4	1,908 SF
Unit #5	1,053 SF <b>Leased</b>



Bob Hillis  
President / Broker  
(904) 716 - 9060  
[bob@hillisproperties.com](mailto:bob@hillisproperties.com)

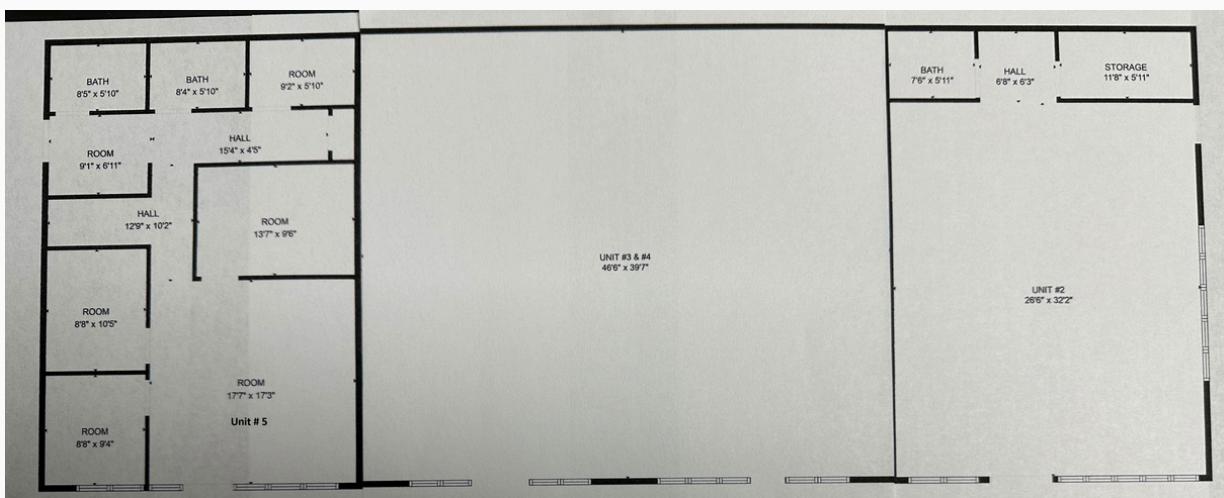


Jason Diaz  
Broker Associate  
(317) 771 - 9091  
[jason@hillisproperties.com](mailto:jason@hillisproperties.com)

\* All information furnished regarding the property are from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental or other conditions.



4775 WINDSOR COMMONS CT  
JACKSONVILLE, FL 32224  
Site & Floor Plans



Bob Hillis  
President / Broker  
(904) 716 - 9060  
[bob@hillisproperties.com](mailto:bob@hillisproperties.com)



Jason Diaz  
Broker Associate  
(317) 771 - 9091  
[jason@hillisproperties.com](mailto:jason@hillisproperties.com)

\* All information furnished regarding the property are from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental or other conditions.



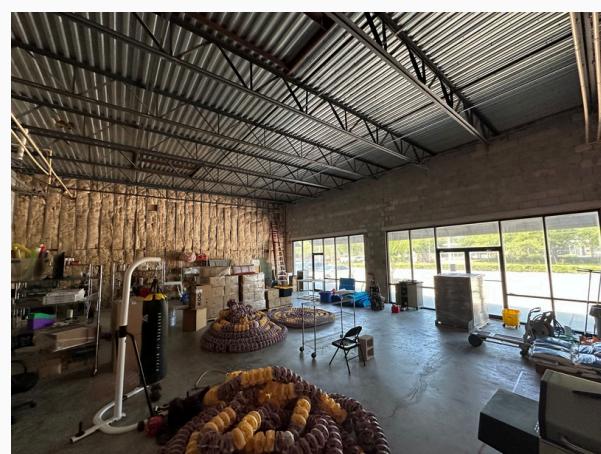
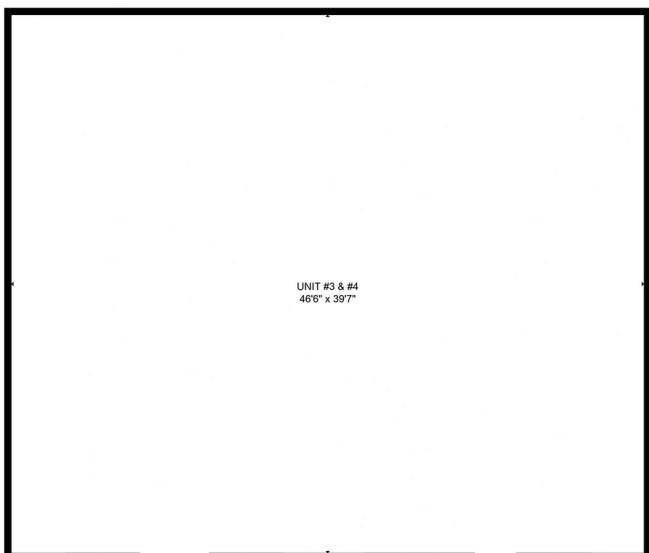
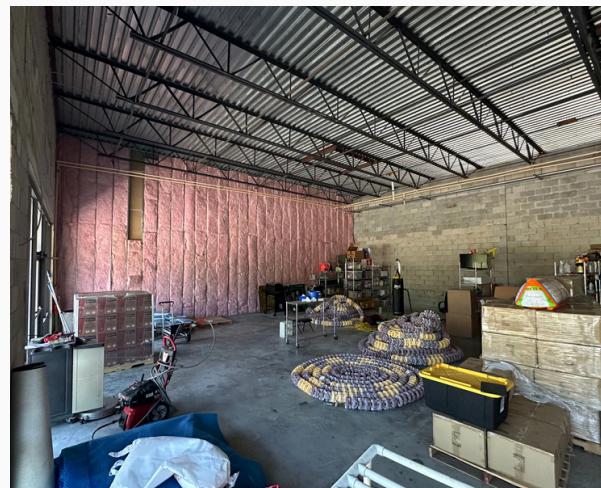
4775 WINDSOR COMMONS CT  
JACKSONVILLE, FL 32224

Unit #3 / #4



#### Unit Summary

Unit Size	1,908 SF (can be combined w/ other units up to 4,081 SF)
Build Out	Dark Grey Shell, 2 front entrance doors
Plumbing	Roughed In (2 locations)
Leasing Rate	Call for Pricing / NNN



**Bob Hillis**  
President / Broker  
(904) 716 - 9060  
[bob@hillisproperties.com](mailto:bob@hillisproperties.com)



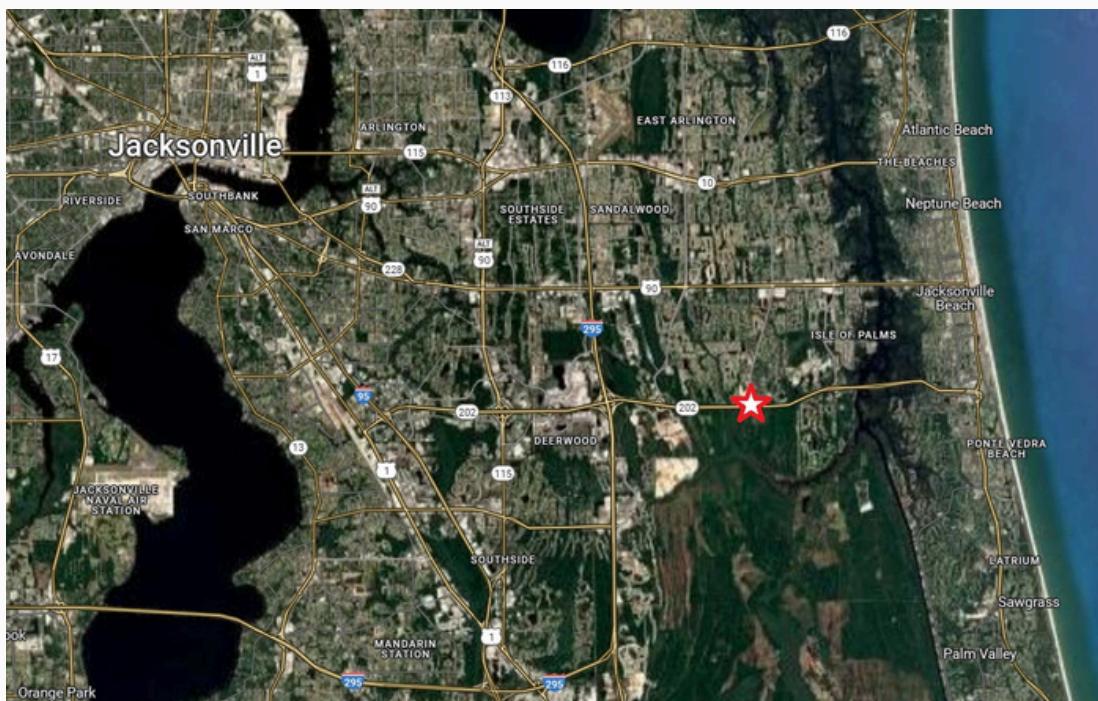
**Jason Diaz**  
Broker Associate  
(317) 771 - 9091  
[jason@hillisproperties.com](mailto:jason@hillisproperties.com)

\* All information furnished regarding the property are from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental or other conditions.



4775 WINDSOR COMMONS CT  
JACKSONVILLE, FL 32224

## Location



**Bob Hillis**  
President / Broker  
(904) 716 - 9060  
[bob@hillisproperties.com](mailto:bob@hillisproperties.com)



**Jason Diaz**  
Broker Associate  
(317) 771 - 9091  
[jason@hillisproperties.com](mailto:jason@hillisproperties.com)

\* All information furnished regarding the property are from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental or other conditions.