



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  
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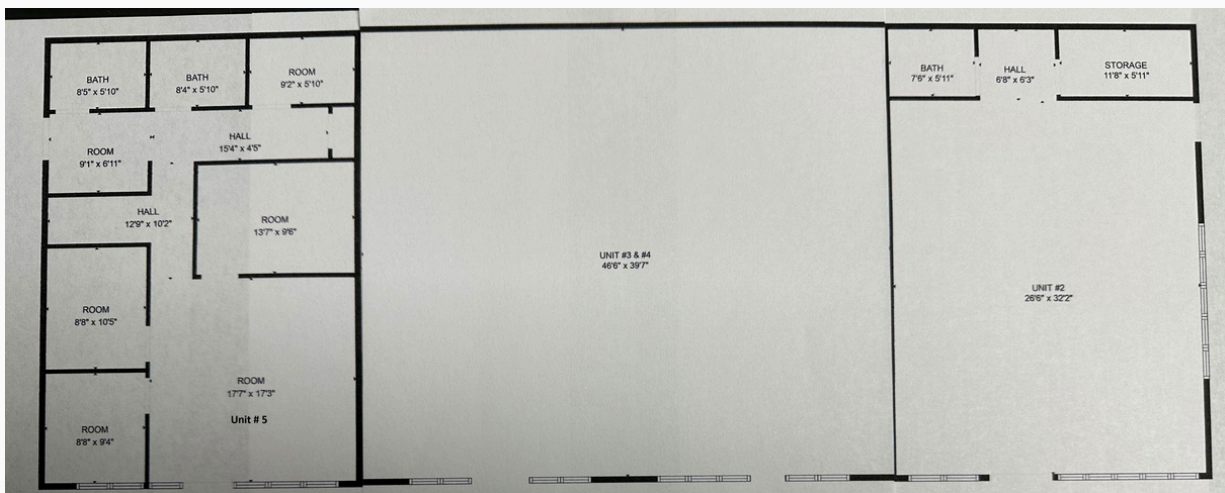
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## Site & Floor Plans



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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



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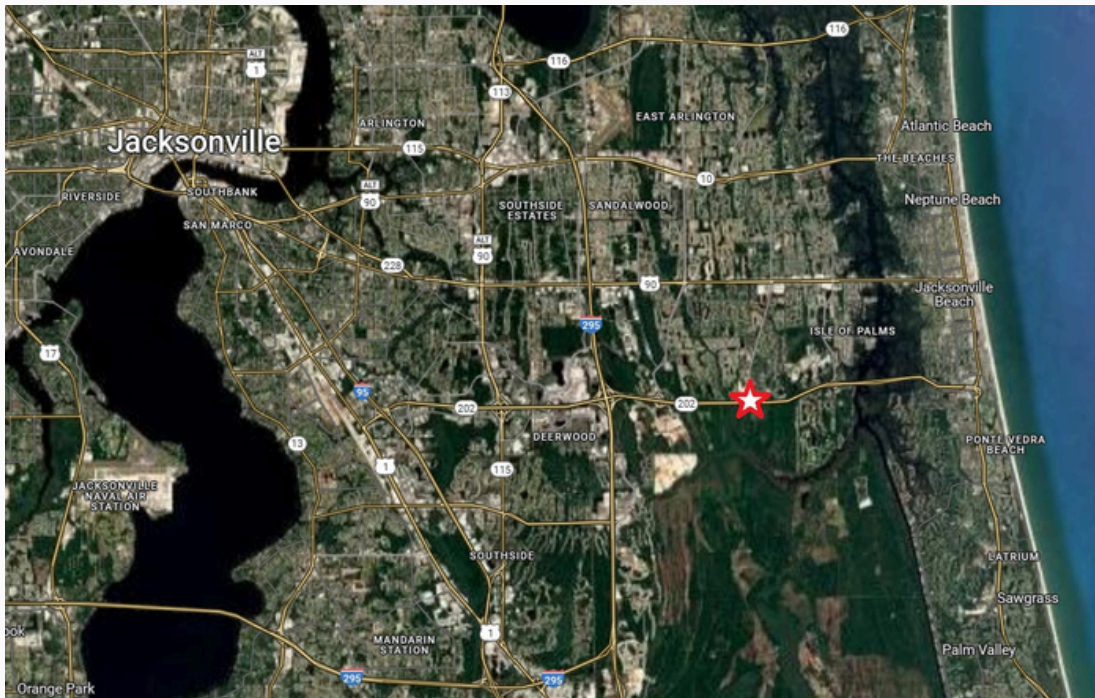
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### Location



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