

# LEASE

949 LANE AVENUE SOUTH

Jacksonville, FL 32205



## PROPERTY DESCRIPTION

Exceptional West Jacksonville medical office building available for lease, conveniently located near retail centers and business developments. Currently featuring a medical build-out, the space is versatile and suitable for traditional, executive, or creative office use, and more.

## LOCATION DESCRIPTION

Located between I-10 and Normandy Blvd. Less than a mile away from I-295.

## PROPERTY HIGHLIGHTS

- Built out as Medical Office!
- Parking Available!
- Kitchenette Included!
- Available Now!
- Also Available for Sale!

## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	2,046 SF
Year Built:	1988

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

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Eric Maimo  
(904) 537-6443



COLDWELL BANKER  
COMMERCIAL  
PREMIER PROPERTIES

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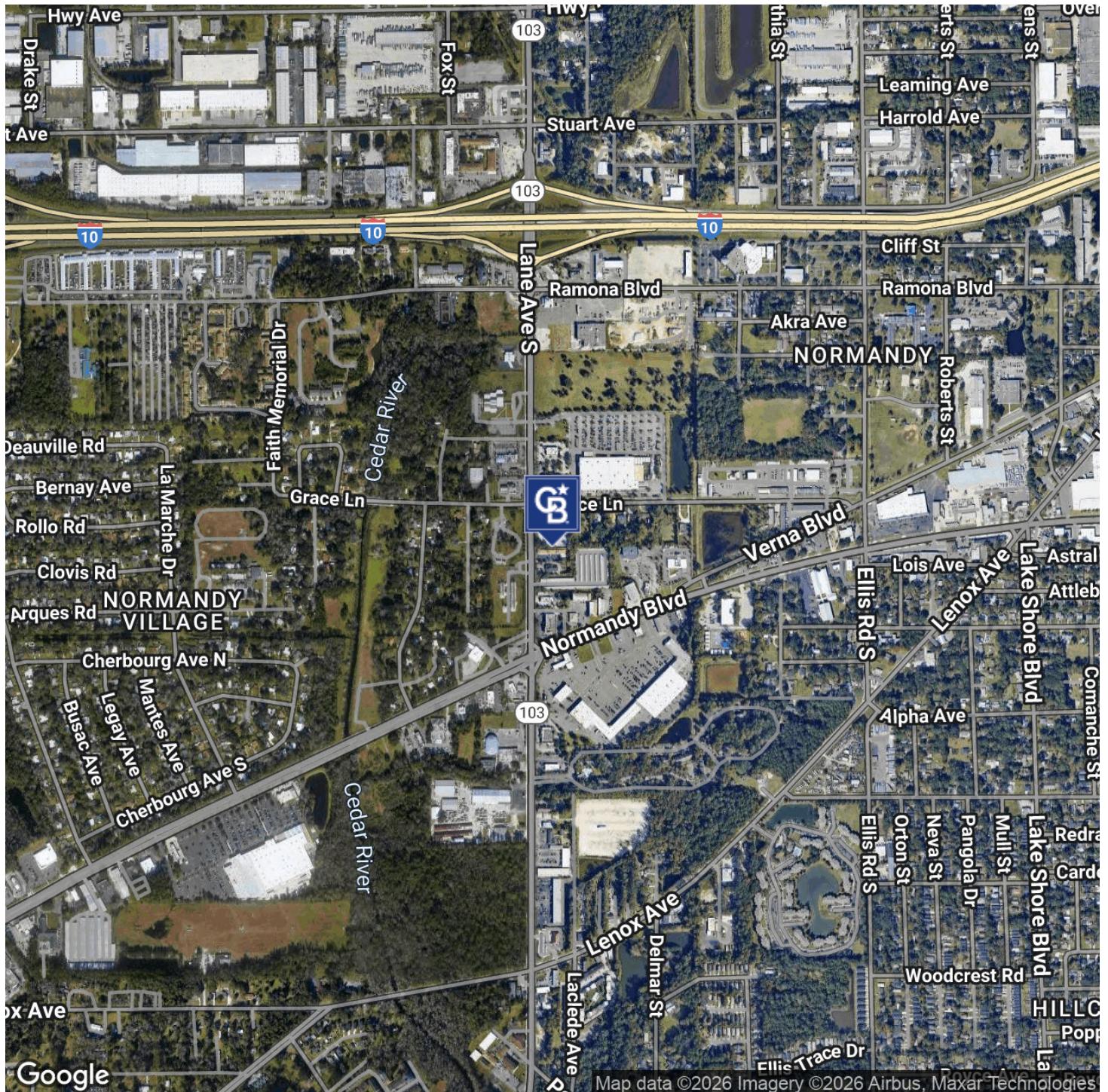


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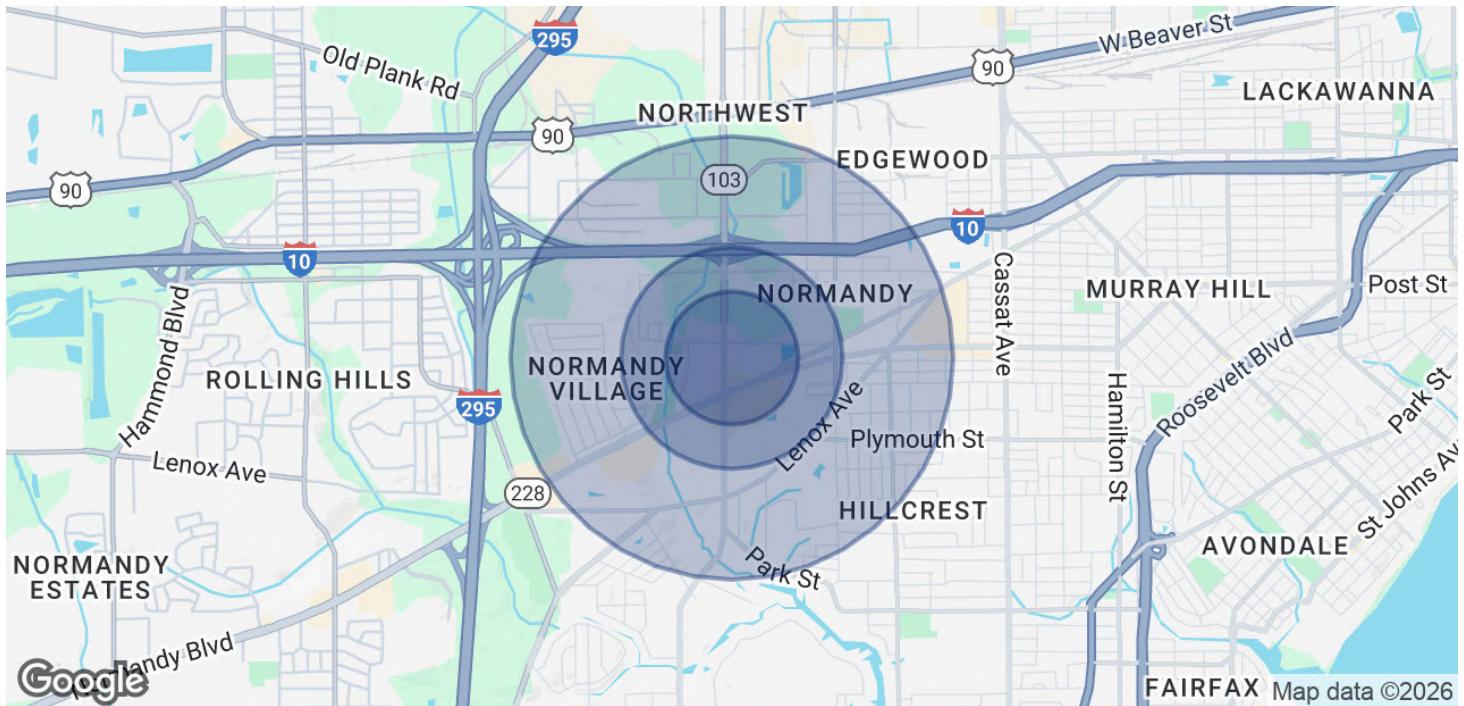


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## POPULATION

	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

\* Demographic data derived from 2020 ACS - US Census

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