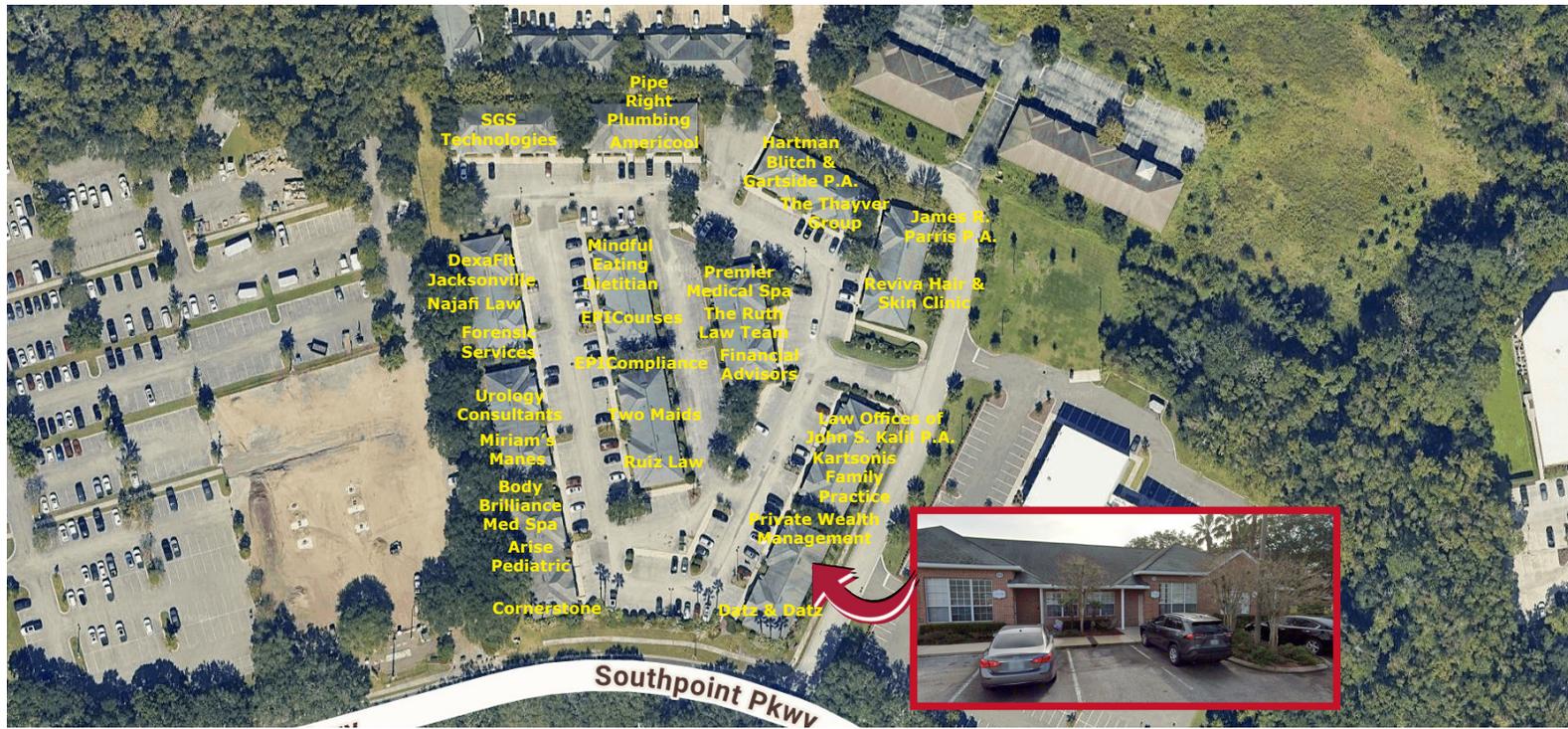
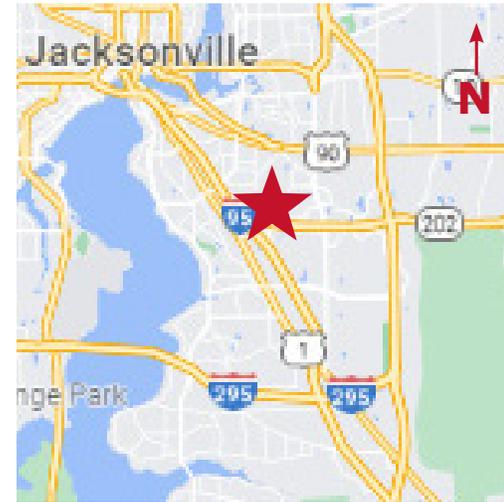


**SOUTHPOINT
MEDICAL OFFICE
FOR LEASE**

6817 Southpoint Pkwy #1502-1503, Jacksonville, FL 32216



- **Lease Rate: \$18.00/SF NNN**
-CAM \$8.38/SF
- **Available Space:** +/-2,280 SF
- Zoning: IBP - Industrial Park (allows for medical, dental, professional, business offices)
- Floorplan includes 7 offices/exam rooms, two waiting rooms (for check-in and check-out), breakroom, and two restrooms
- Efficient circular layout ideal for a medical practice
- Well located in the Southpoint Business Park and convenient to Butler and I95



2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	7,121	88,285	208,873
Average HH Income	\$93,793	\$93,873	\$98,078
Daytime Total Employees	14,573	81,927	167,962



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

JC Clifford
jcc@strategicsites.com

OR

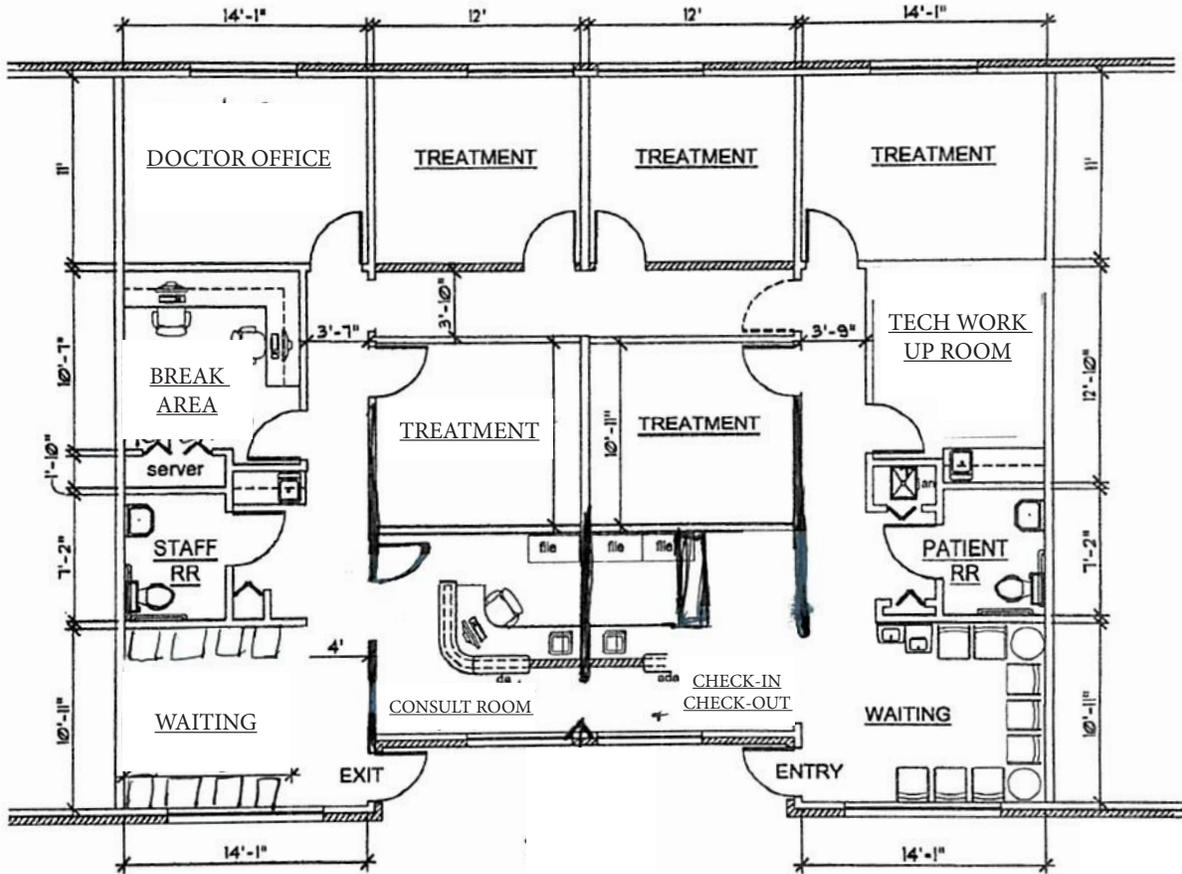
Katie Kirchner
katiek@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Floor Plan +/- 2,280 SF



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