

OFFICE BUILDING FOR LEASE

1407 Belmonte Avenue Jacksonville, FL 32207



PROPERTY DESCRIPTION

Located on a corner lot minutes from San Marco and steps from the Emerald Trail, 1407 Belmonte Ave is an updated 1937 property with exceptional versatility. The 3-bedroom, 1-bathroom layout features refinished hardwood floors, a fireplace, great natural light, and a modernized kitchen with granite countertops. The exterior includes a detached one-car garage and a yard with mature fruit trees. Thanks to its flexible CRO zoning, the property is fully cleared for residential use, a professional office, or a live-work space.

OFFERING SUMMARY

Lease Rate:	30\$ Per SF Modified Gross
Available SF:	1,242
Year Built/Renovated:	1937/2026
Zoning:	CRO

Jack Robison

904.398.1044 / jack@psrps.com

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com

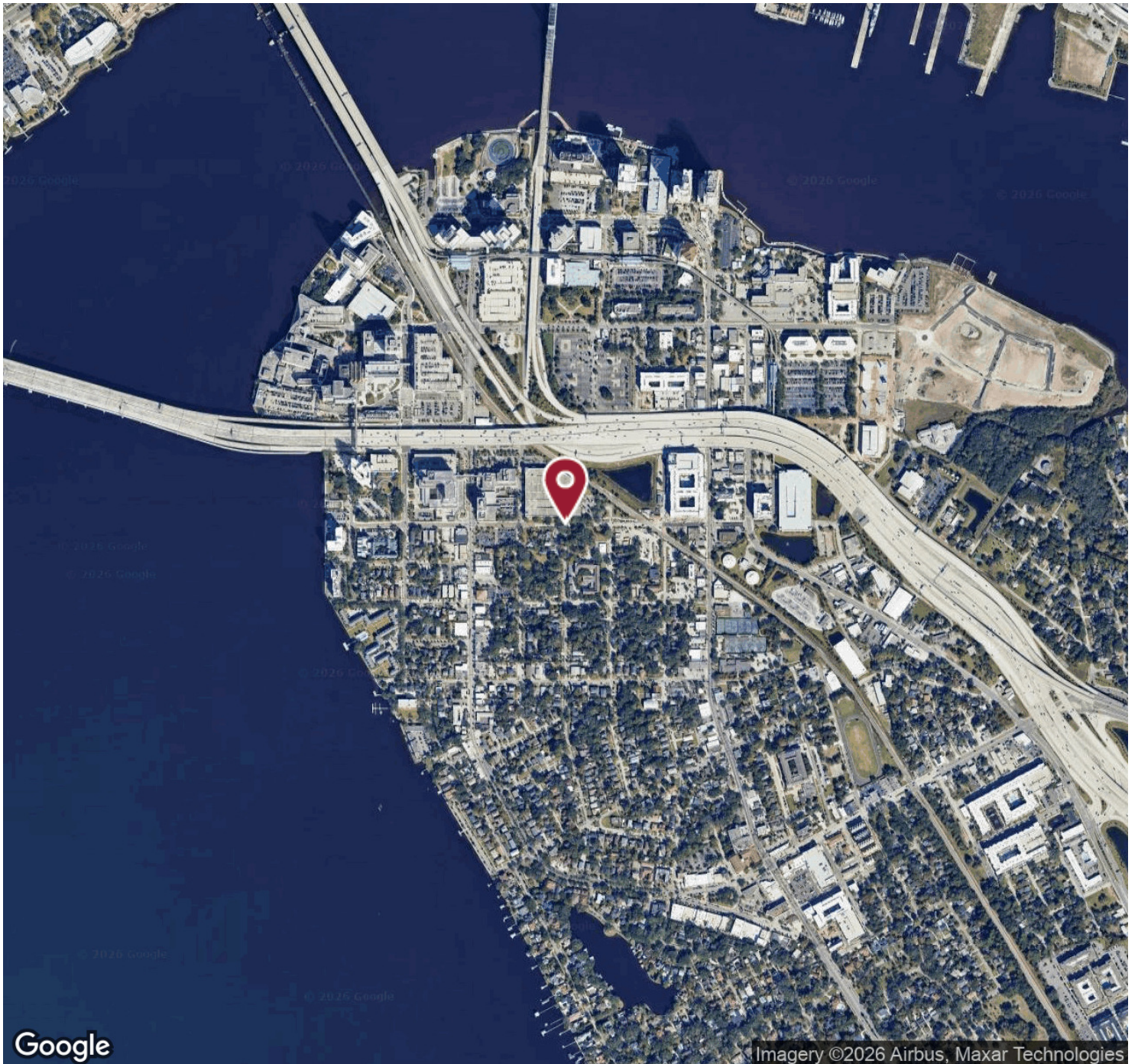
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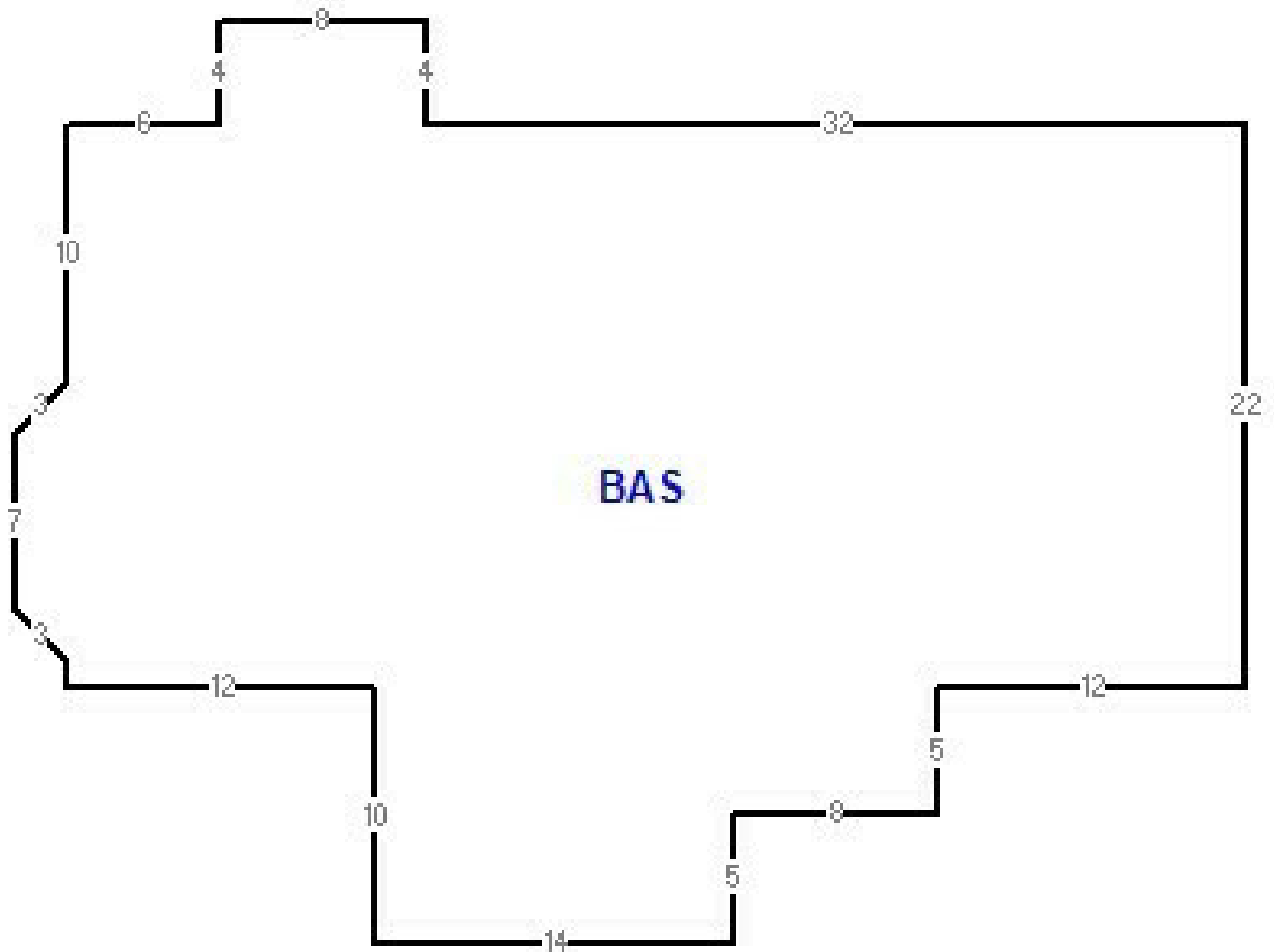
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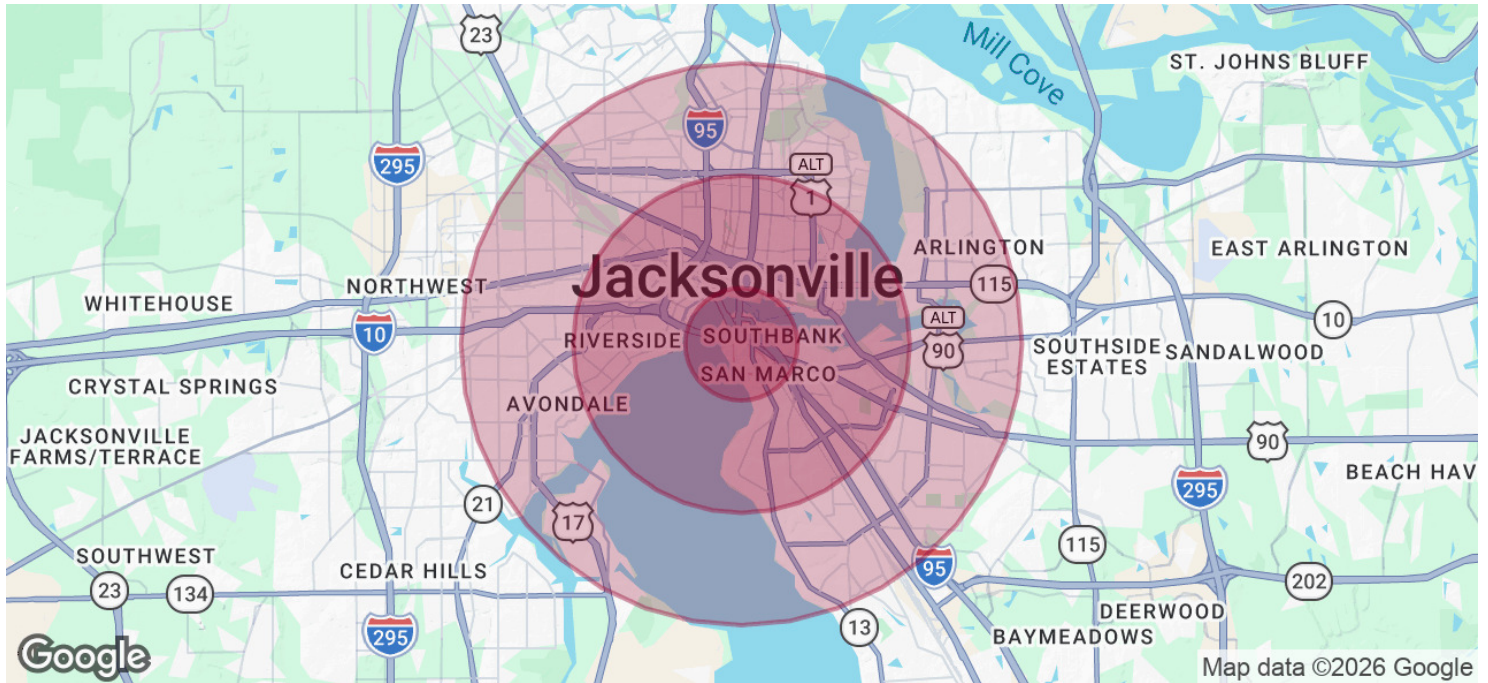
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,946	67,309	199,996
Average Age	46.2	38.7	38.2
Average Age (Male)	47.6	38.2	36.9
Average Age (Female)	46.6	40.2	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,044	31,123	86,768
# of Persons per HH	1.5	2.2	2.3
Average HH Income	\$114,638	\$83,968	\$78,310
Average House Value	\$540,106	\$343,806	\$281,376

2023 American Community Survey (ACS)

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