

FOR LEASE

1851 UNIVERSITY BLVD S



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

Jacksonville, FL 32216



OFFERING SUMMARY

Lease Rate:	\$16,000
Building Size:	2,140 SF
Lot Size:	0.39 Acres
Number of Units:	1
Year Built:	1940
Zoning:	CRO

PROPERTY OVERVIEW

Freestanding office building offering 2,140 +/- SF with an abundance of parking behind the building. There are three (3) private offices, two (2) restrooms, one (1) kitchen and spacious "bullpen" areas for cubicles or an open office design concept. Excellent exposure along University Blvd. Estimated NNN to be \$3.30 p.s.f.

PROPERTY HIGHLIGHTS

- Freestanding office building
- Exposure along University Blvd.
- Plenty of parking behind the building and additional storage
- Less than five (5) miles from Downtown Jacksonville

PRESENTED BY:

AMANDA KINKADE

904.635.6376

amanda@kinkadecommercial.com

EXECUTIVE SUMMARY

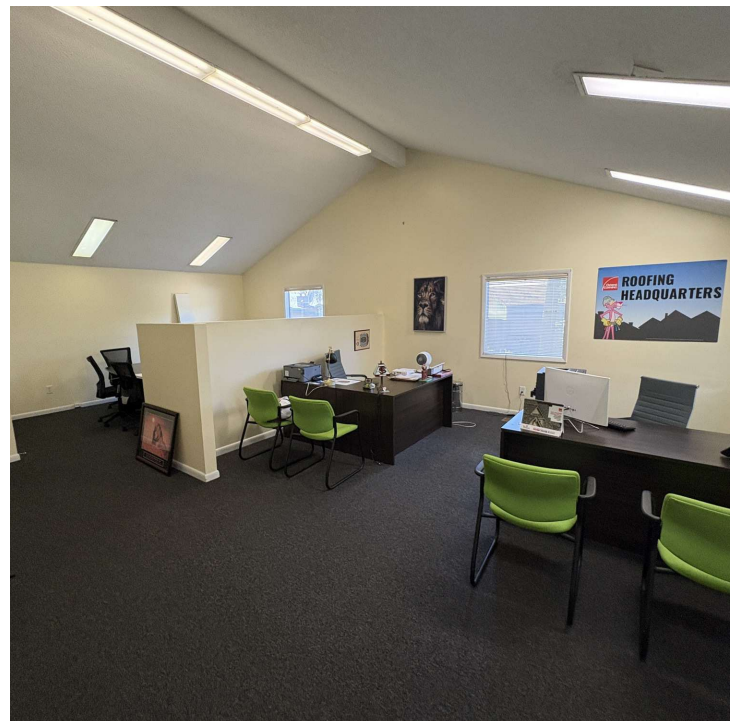
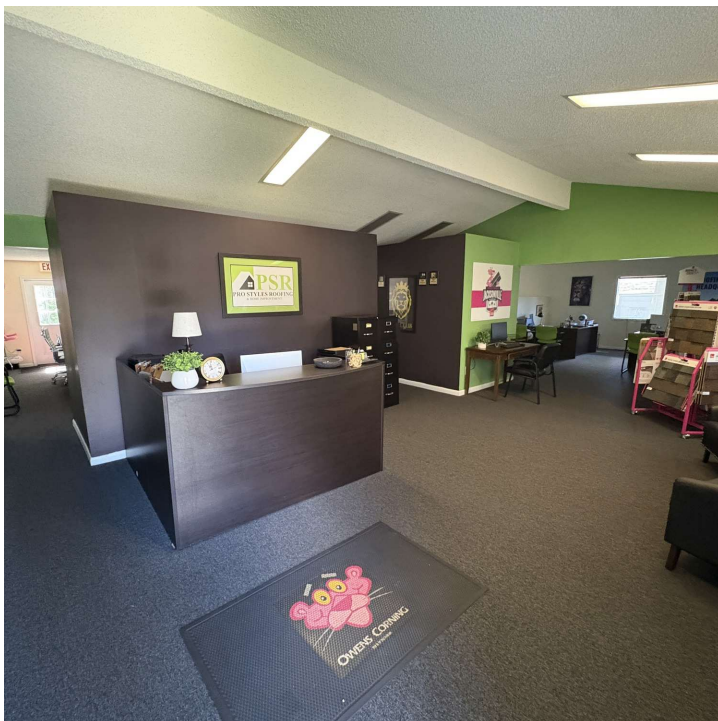
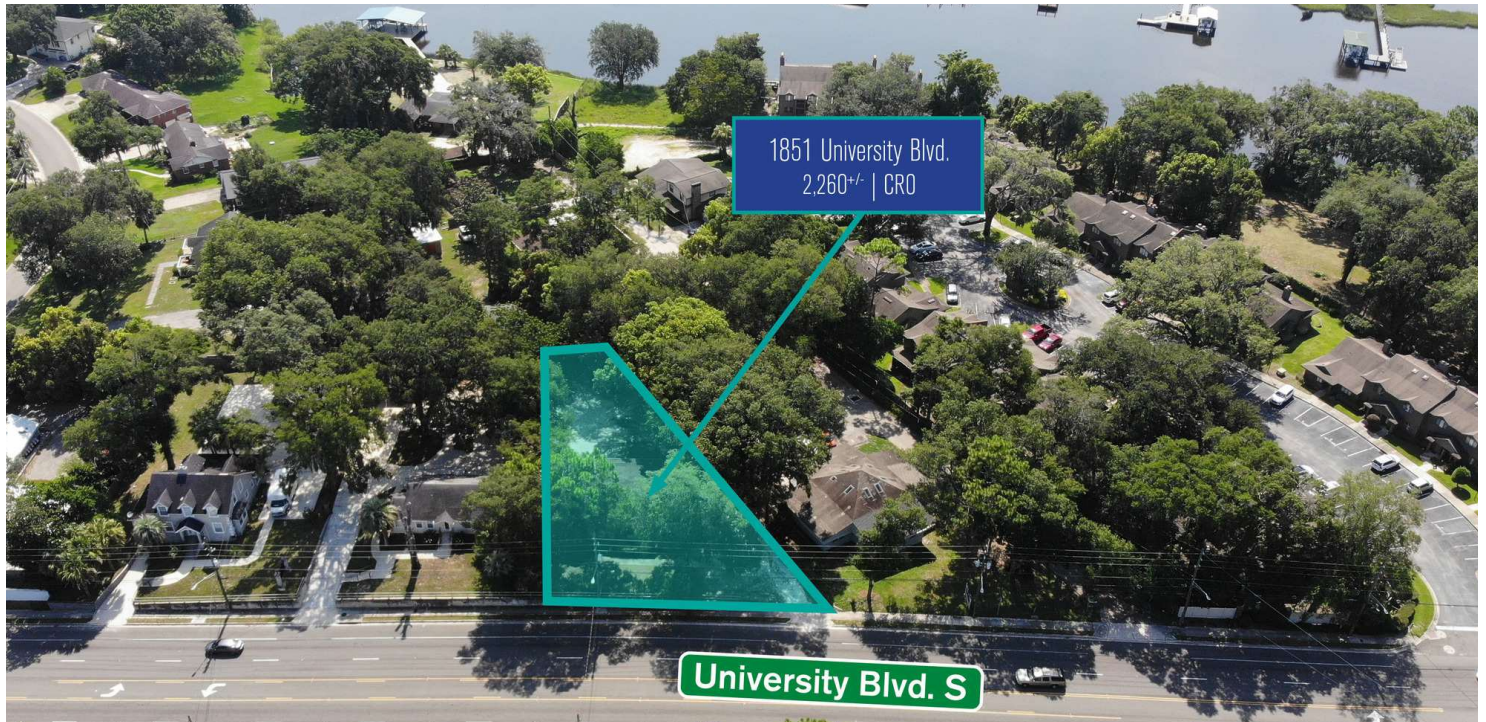
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ADDITIONAL PHOTOS

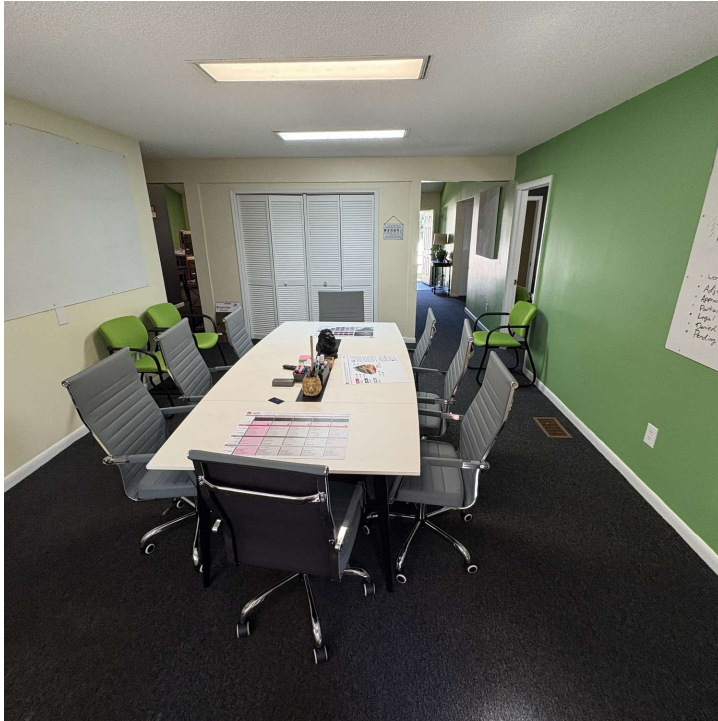
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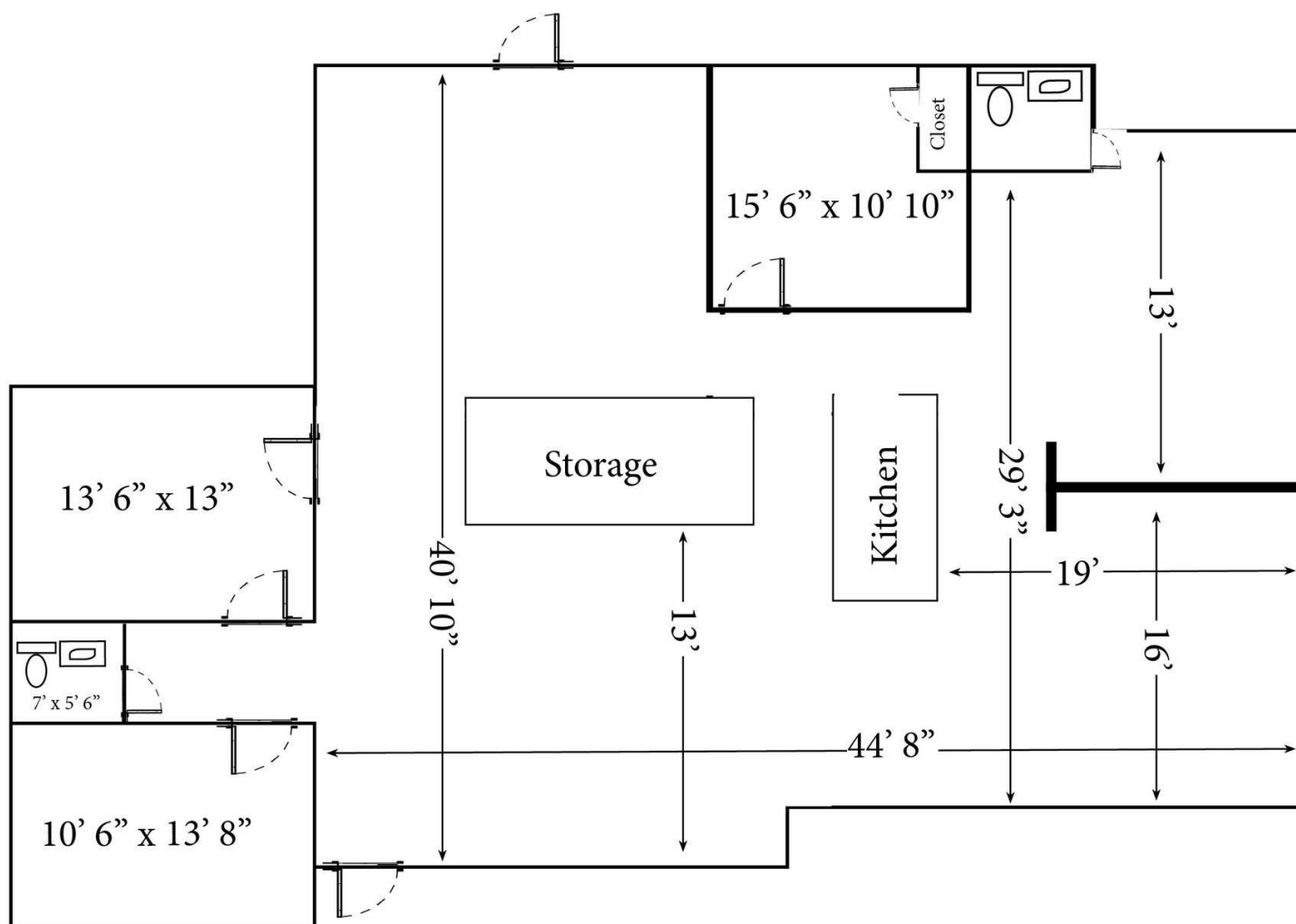
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LOCATION MAP

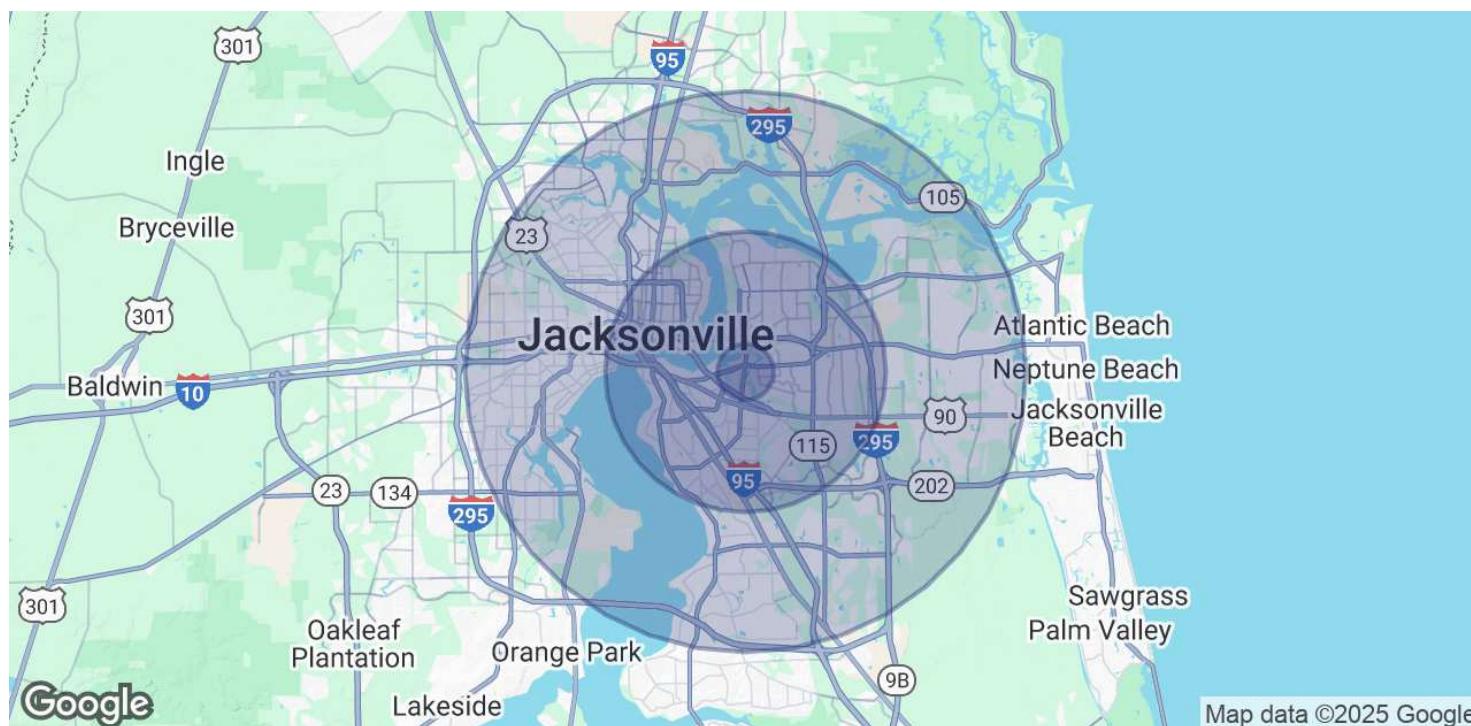
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,739	209,411	611,772
Average Age	44.2	36.7	37.4
Average Age (Male)	44.6	35.5	36.2
Average Age (Female)	44.2	37.9	38.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,795	97,813	277,089
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$64,576	\$56,895	\$65,854
Average House Value	\$186,061	\$165,592	\$190,189

2020 American Community Survey (ACS)

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