

MEDICAL OFFICE BUILDING

13133 PROFESSIONAL DRIVE,
JACKSONVILLE, FL 32225

FOR SALE

SCOTT EDWARDS | Director
Scott.Edwards@FranklinSt.com | 407.458.5404

JAKE AMMON | Director
Jake.Ammon@FranklinSt.com | 904.834.9809

COOPER FOLDS | Associate
Cooper.Folds@FranklinSt.com | 904.405.1806

 FranklinStreet

FSOI, LLC | A Licensed Florida Broker # CQ1048040

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Wonderful Investment Opportunity right off Atlantic Blvd just 3 Miles from The Beaches.
- Perfect for future Owner-User or Investment Property
- \$947,200 purchase price
- \$311/SF

Tenant 1. - Suite 100

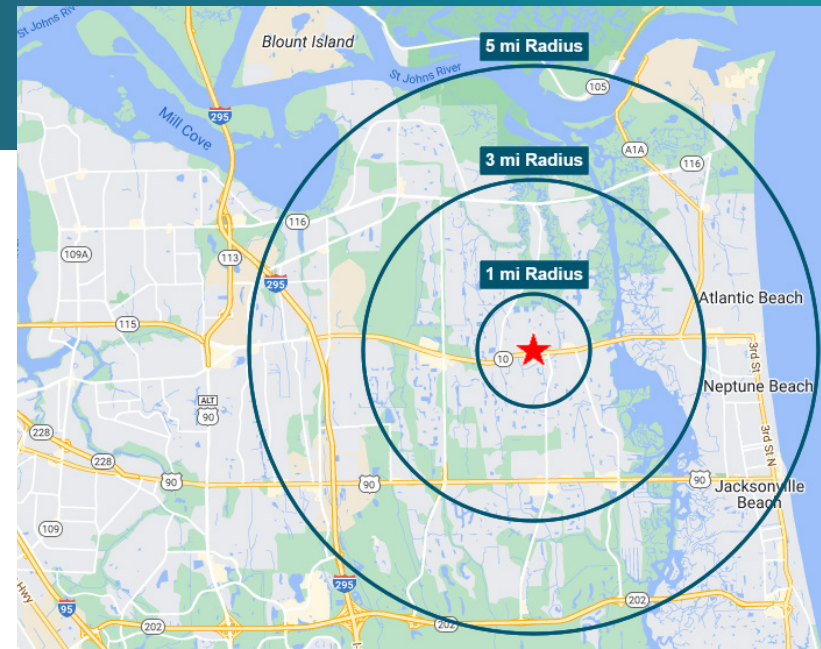
- 1,600 SF
- Lease Renewed Jan 1, 2023, through December 31, 2026
- Annual Increases 3%

Tenant 2. - Suite 200

- 1,600 SF
- Lease Renewed July 1, 2023, through June 30, 2026
- 3% Annual Escalations (next adjustment July 1, 2024)

AREA DEMOGRAPHICS

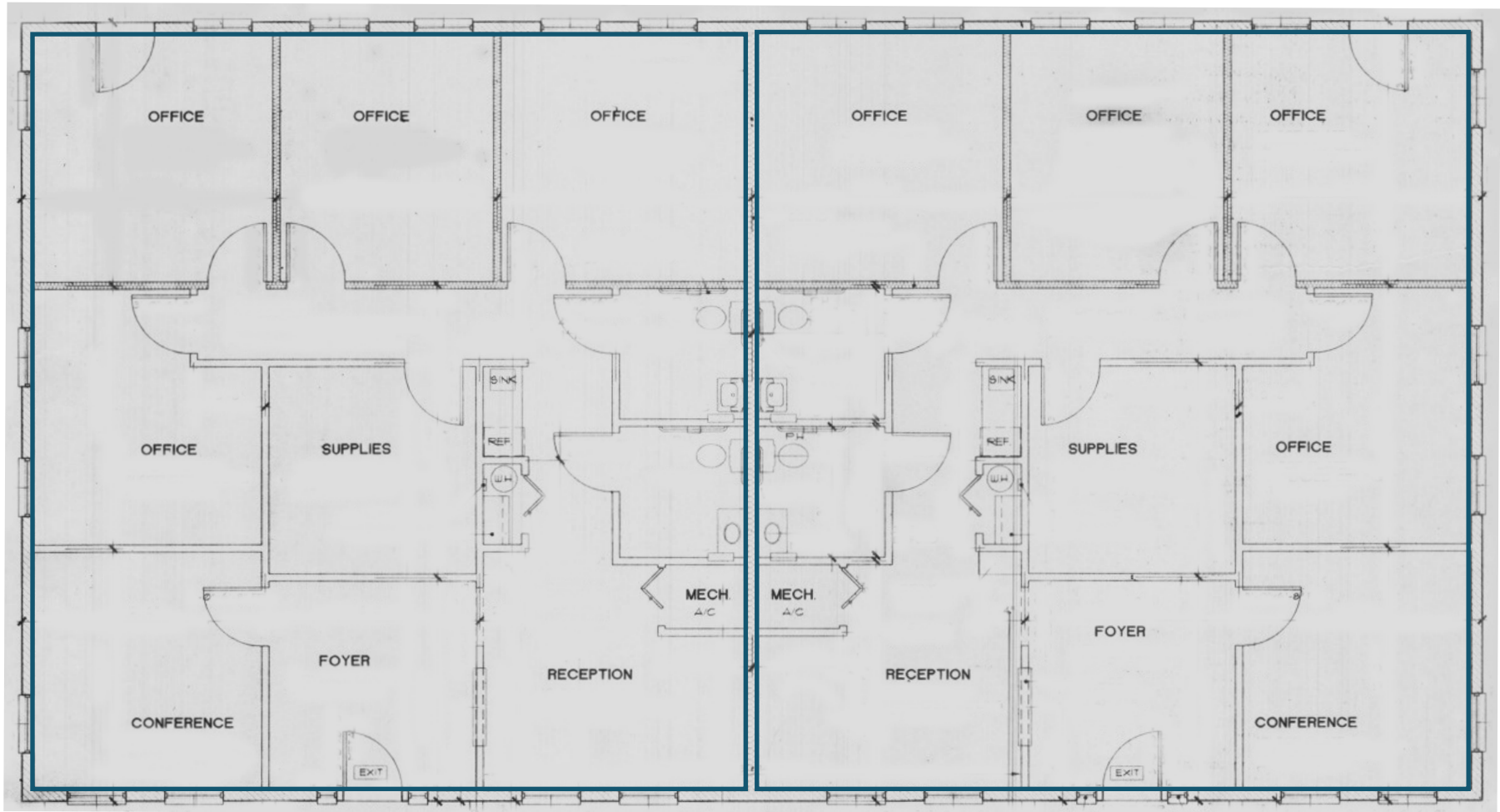
	1 MILE	3 MILE	5 MILE
Population	12,424	74,593	185,211
Total Households	4,883	27,480	72,498
Average Income	\$89,873	\$103,962	\$100,924
Median Age	37.9	38.1	37.8
Daytime Population	3,555	17,237	66,170



FLOOR PLANS

SUITE 100: 1,600 SF

SUITE 200: 1,600 SF



WHAT'S IN THE AREA

RESTAURANTS

1. Panera Bread
2. Outback Steakhouse
3. Starbucks
4. Chick-fil-A
5. Burger King
6. Taco Bell
7. Chili's
8. Krispy Kreme
9. Moe's Southwest Grill
10. Wendy's
11. Fushimi
12. Hardee's
13. Tequila's Town
14. Blue Orchid Thai Cuisine
15. Catullo's Italian

MEDICAL

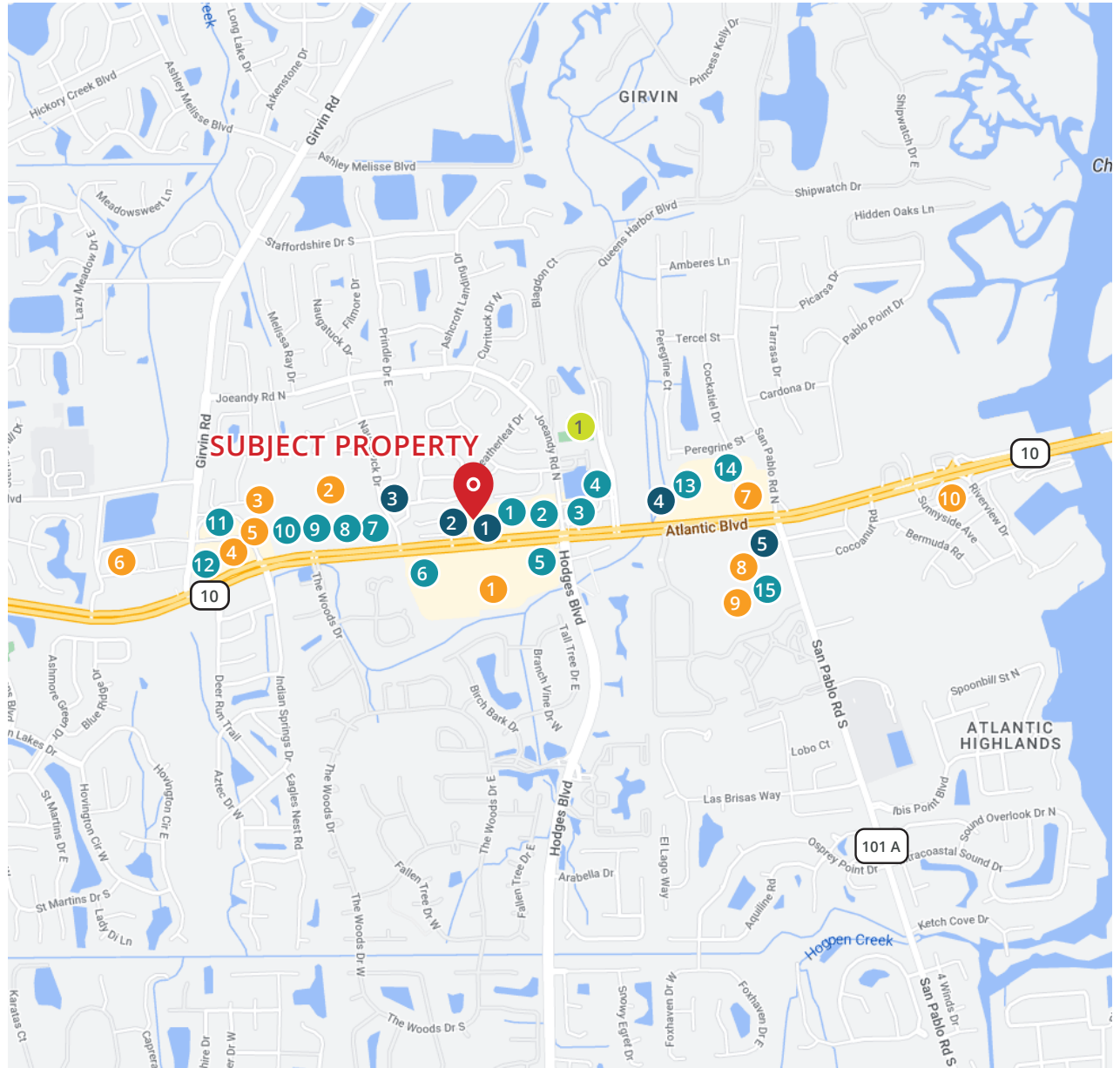
1. Agerico Sayoc
2. Millennium Physician Group
3. Baptist Primary Care
4. Angel Pediatric Practice
5. Atlantic Dentistry

SHOPPING

1. Harbor Place Shopping Mall
2. Lowe's
3. Advance Auto Parts
4. Girvin Plaza Center
5. Winn-Dixie
6. The Home Depot
7. Fresh Market
8. Village Shoppes
9. Walmart
10. Atlantic Coast Marine

RECREATION

1. Queen's Harbour Country Club



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20 N Orange Avenue | Suite 610

Orlando, FL 32801

407.458.5400

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