

3506 UNIVERSITY BLVD S.

3506 University Blvd S. | Jacksonville, FL
FORLEASE



FREESTANDING RETAIL SHOWROOM WITH WAREHOUSE

Luke Feldman, CCIM
Three Lions Real Estate Group
(904) 701-7951
lfeldman@threelionsre.com

Price Pickett
(904) 233-3550
price@threelionsre.com



THE SPACE

Location	3506 University Blvd S. Jacksonville, FL 32216
County	Duval
APN	135439 0000 & 135441 0000
Cross Street	University Blvd. & Luella St.
Traffic Count	32,000 AADT
Size	22,208 SF (±10,000sf showroom and ±12,000sf warehouse)
Lease Rate	\$12.00/sf
Lease Type	NNN est. \$3.00/sf

HIGHLIGHTS

- Versatile flex building: high-visibility showroom with functional dock-high warehouse ideal for DME, contractor supply, equipment rental, showroom/distribution
- 14-foot clear ceiling height; 5 dock-high loading doors
- 3-phase power; fire sprinkler system
- Truck Court: Paved and fenced with additional ±0.54 acres available for overflow parking or outdoor storage
- 12 paved and striped spaces at front of building. Paved employee parking at rear of building
- Located across HCA Florida and Brooks Rehab with national and regional retail along the University/Arlington corridor
- PUD zoning including retail and warehousing uses
- Year Built: 1983
- 1.73 acres (1.19 acres improved; 0.54 acre vacant)



DEMOGRAPHICS

POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	10,942	89,922	212,797

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$88,803	\$81,784	\$85,740

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	4,293	38,006	91,251



15

5833

5847

5925

3430

3599

5832

5904

3506

3599

SAMUEL WELLS DR

829

5839

5849

3550

3599

D

5836

5846

5904

3625

UNIVERSITY BLVD S



