

EMERSON STREET PLAZA

4401 Emerson St. | Jacksonville, FL



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THE PROPERTY

Location

4401 Emerson St.
Jacksonville, FL 32207

HIGHLIGHTS

- Spaces ideal for professional or medical office tenants
- Approximately 1/2 mile from I-95
- Over 30,000 VPD on Emerson Street
- 5 minute drive to Downtown Jacksonville
- 5 minute drive to Brooks Rehabilitation and Memorial Hospital on University Blvd.
- Under 10 minute drive to Baptist Medical Center
- 45 surface parking spaces
- Monument signage available

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
13,065	78,542	198,586

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$69,279	\$88,729	\$84,876

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,196	32,686	85,048

Suite	Tenant	Floor	Square Feet	Rent/SF	Lease Type	Notes
8	Available	2	939	\$16	Gross	3 offices, reception, kitchenette, and private restroom.
11	Available	2	717	\$16	Gross	Reception, 1 private office, conference room, and private restroom.

PROPERTY FEATURES

GLA (SF)	17,150
LAND ACRES	2.24
YEAR BUILT	1974
YEAR RENOVATED	2022
ZONING TYPE	CCG-2
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	45 Surface Spaces

NEIGHBORING PROPERTIES

NORTH	Residential
SOUTH	Trinity Ministries Church
EAST	Medical Office
WEST	Auditmacs

MECHANICAL

HVAC	Chilled Water
ELEVATOR	One
ELECTRICAL / POWER	800 A, 3 Phase

TENANT INFORMATION

MAJOR TENANT/S	Physicians Group, American Health, Hearth and Home
LEASE TYPE	Gross



Jacksonville

DOWNTOWN

URBAN CORE

1

95

W Beaver St

St Johns River

109A

ARLINGTON HILLS

116

Jacksonville Arboretum & Gardens

REGENCY

115

WOODLAND ACRES

ARLINGTON

SOUTHSIDE ESTATES

FIVE POINTS

RIVERSIDE

SAN MARCO

90

ALT 1



HOLIDAY HILL

228

90

AVONDALE

KESHORE

SANS SOUCI

ENGLEWOOD

109

WINDY HILL

211

17

295

SECRET COVE

202

SOUTHPOINT

13

115

DEERWOOD

DEERWOOD CENTER

BAYMEADOWS

JACKSONVILLE NAVAL AIR

Neega River

Downtown Jacksonville



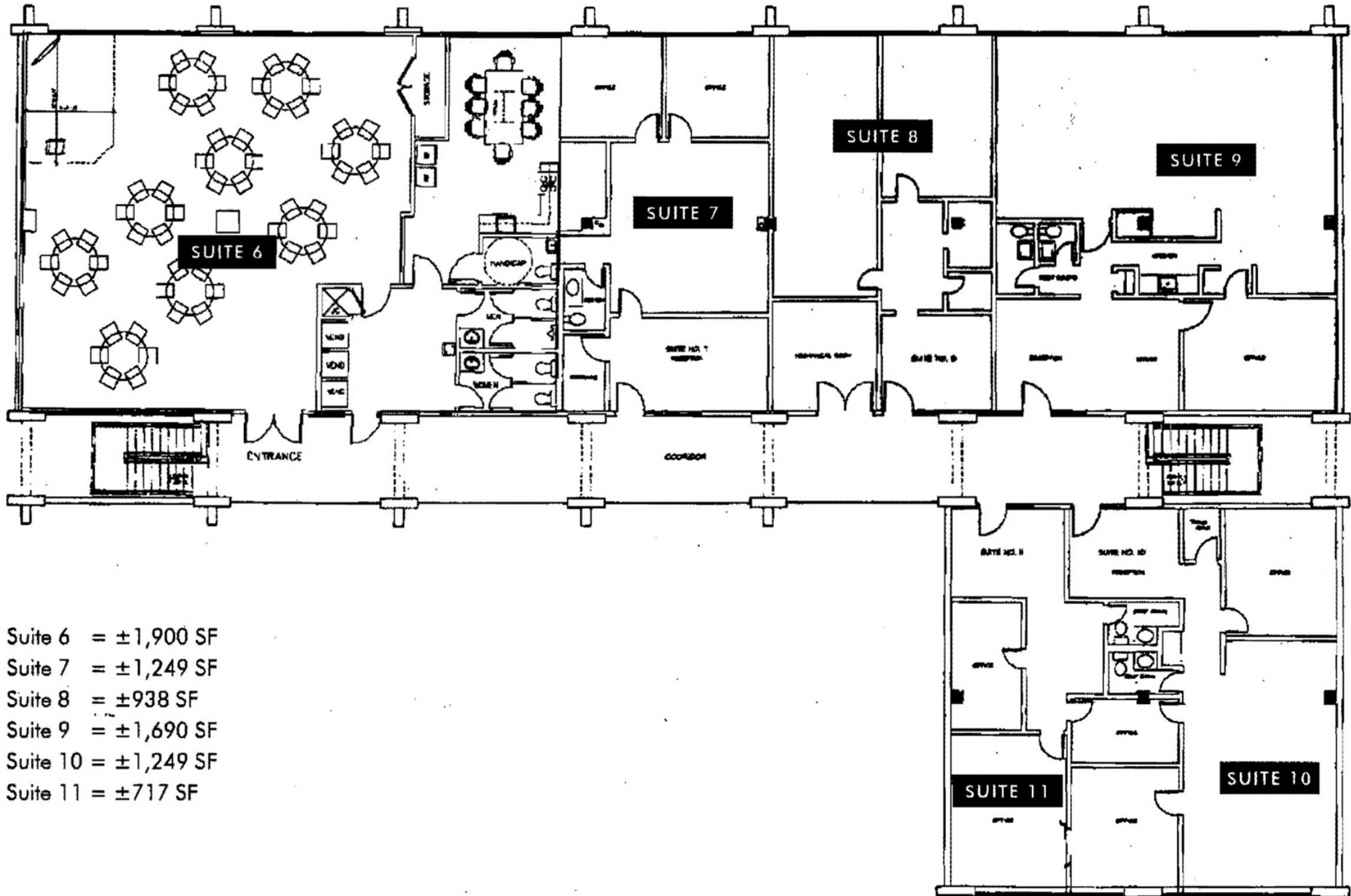
OFF-SITE
STORAGE

2ND FLOOR SUITES
AVAILABLE

MRI IMAGING



SECOND FLOOR PLAN



- Suite 6 = ±1,900 SF
- Suite 7 = ±1,249 SF
- Suite 8 = ±938 SF
- Suite 9 = ±1,690 SF
- Suite 10 = ±1,249 SF
- Suite 11 = ±717 SF

Floorplan