

12276 SAN JOSE BLVD JACKSONVILLE, FL 32223

FOR SALE & LEASE
PRICE: \$336,000



PROPERTY HIGHLIGHTS

Exterior access

AADT 45,000

5 offices, reception area, 2 bathrooms & a kitchen
PUD Zoning

1,200 sq ft office/retail/medical condo



Courtney Smith | Ryan Cleary
904-712-3304
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OFFERING SUMMARY

Price	\$336,000
Total Lot Size	1.39 acres
Property Type	Office/retail/medical condo
Proposed Use	Condo Offices
Zoning	PUD
Square Footage	1,200
Parking Ratio	2.63
AADT	45,000



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Welch  *Team*

KW ST. JOHNS
KELLER WILLIAMS





PROPERTY DESCRIPTION

Spacious ground-level office/retail suite available in the well-maintained Jax Professional Offices complex, located in the heart of Mandarin. This versatile space features a private entrance, five fully built-out offices, a welcoming reception area, a kitchen, and two restrooms—making it ideal for a variety of uses including professional, medical, or retail operations. The property offers excellent visibility and convenience, with easy access to I-295, San Jose Blvd, and Racetrack Rd, providing strong connectivity for clients and employees alike. This suite is also available for lease at a Modified Gross rate of \$24.50/sqft/yr.



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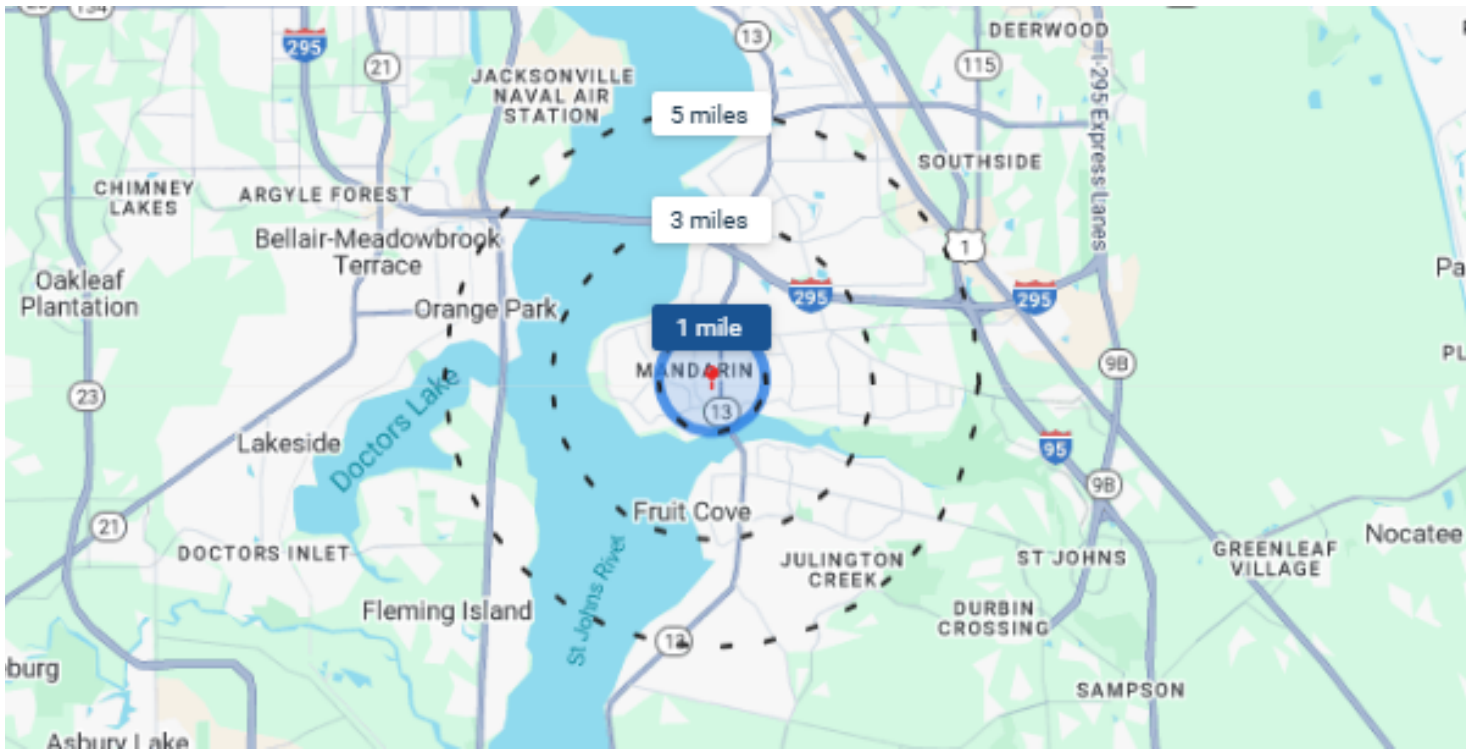
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KW
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DEMOGRAPHIC INFORMATION

Household Median Income	\$107.3k
Household Income Growth Rate	42%
2028 Household Estimate	\$152.5k
Age Demographics Median Age	49
Age Growth Rate	6%
Number of Employees	12.1k
Population	14.7k



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