

13453 N MAIN

JACKSONVILLE, FL 32218

FOR LEASE | \$20.00 + NNN

**DUVAL
STATION**
OFFICE PARK



PROPERTY OVERVIEW

**DUVAL
STATION**
OFFICE PARK

Located near River City Marketplace, the property is conveniently just off N Main Street and offers a peaceful setting tucked away from the busy road while still providing excellent accessibility for clients and staff. This well-maintained space provides the perfect blend of convenience, comfort, and charm for any growing business.

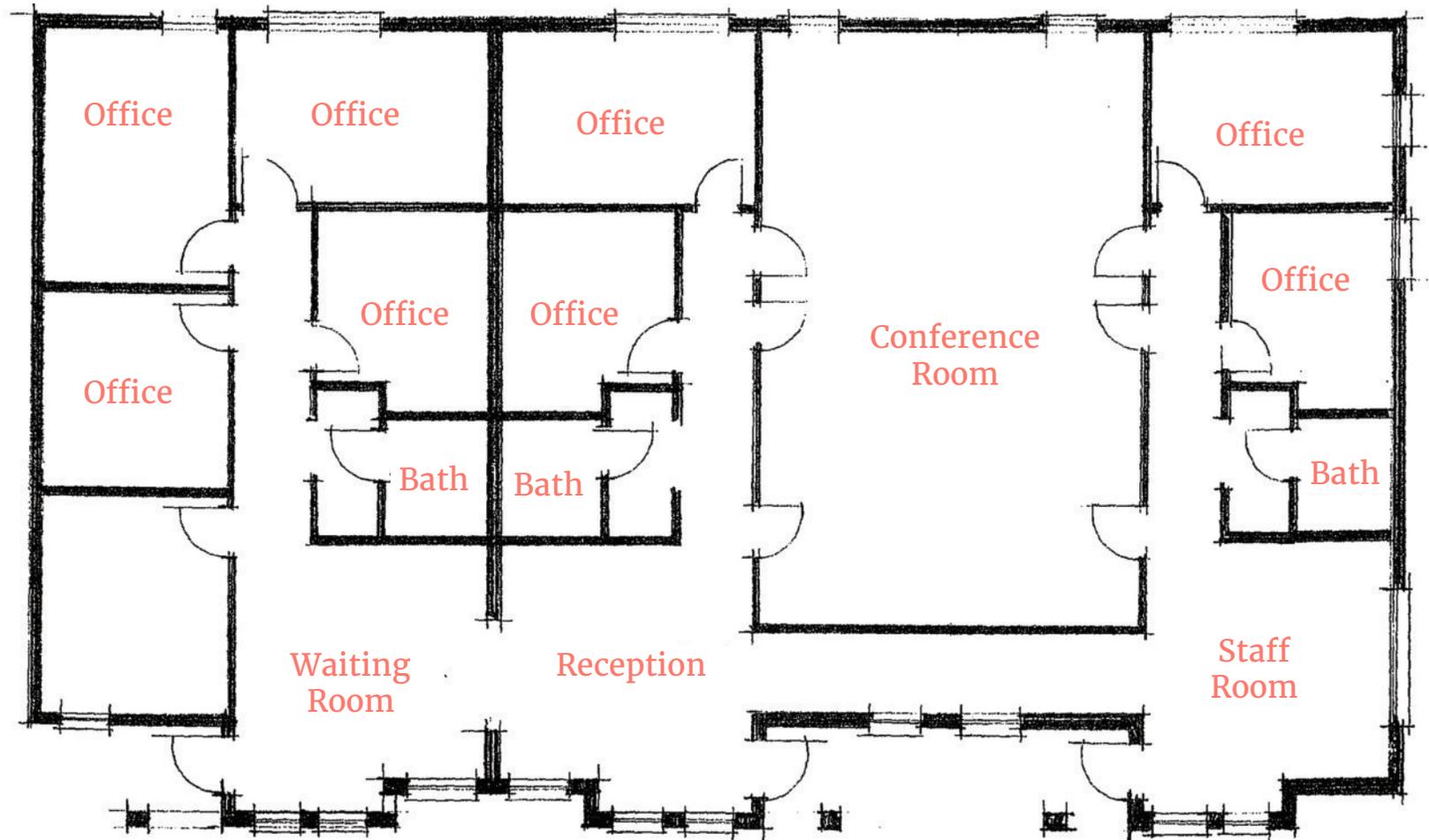
HIGHLIGHTS

- 1,250 SF - 3,750 SF
- Ample parking available on-site
- Visible monument signage available
- Easy access to JIA, JaxPort & UF Health North
- Minutes from River City Marketplace with national medical offices, restaurants and retailers
- Quick access to I-295 & I-95
- Numerous breakfast, lunch, dinner and drink options nearby

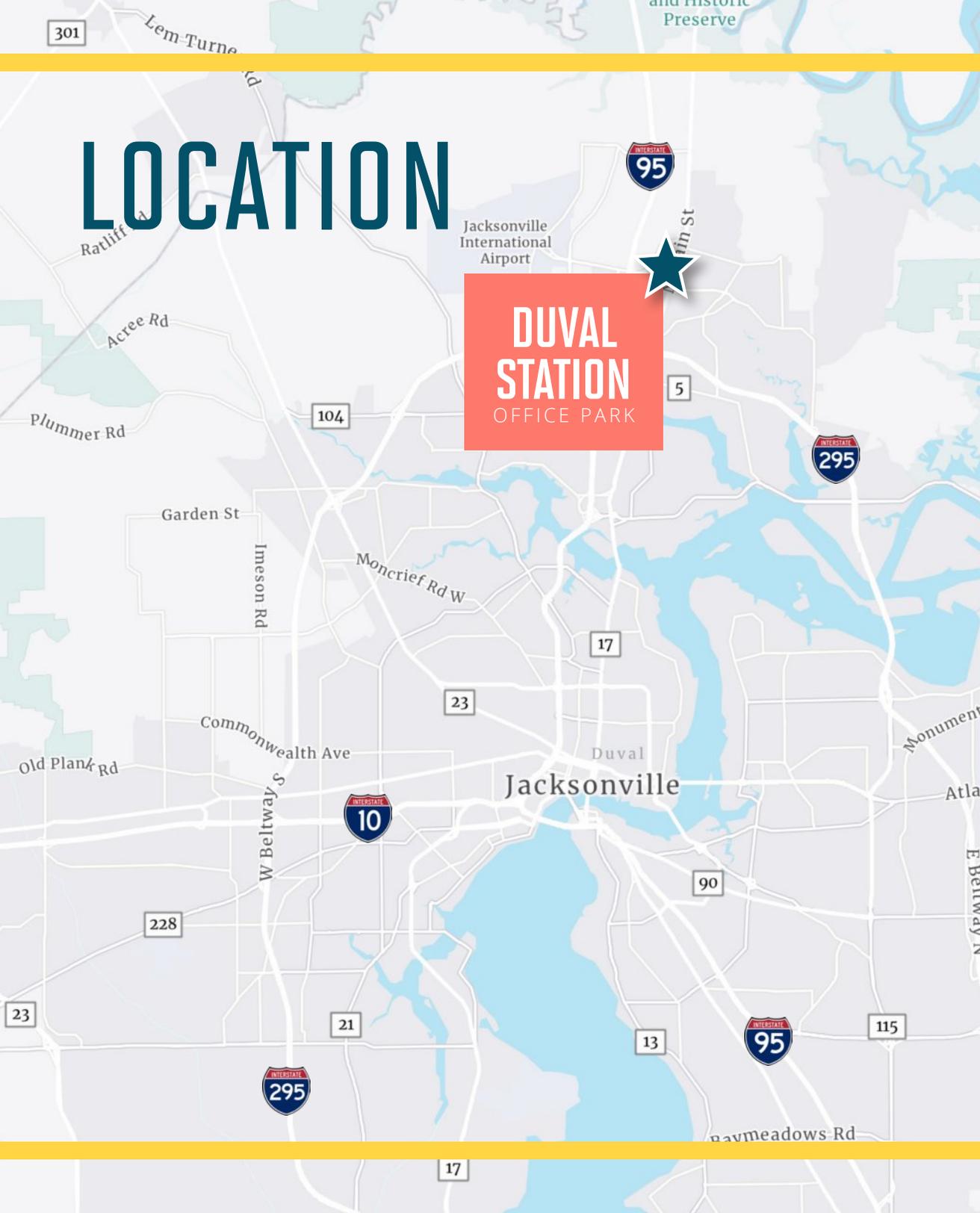


FLOOR PLAN

DUVAL
STATION
OFFICE PARK



LOCATION



DEMOGRAPHICS



2025
POPULATION

1 mile: 5,908
3 miles: 29,228
5 miles: 72,168



2030
POPULATION

1 mile: 7,689
3 miles: 7,689
5 miles: 78,935



2025
DAYTIME
POPULATION

1 mile: 8,445
3 miles: 28,834
5 miles: 67,704



2025
HOUSEHOLD
INCOME

1 mile: \$84,147
3 miles: 100,985
5 miles: \$102,619

Source: ESRI Business Analyst. 2025



AREA RETAIL

VA
SE Georgia / NE Florida
Veterans Health Center
173,200± SF

PARKWAY SHOPS

RIVERCITY
NURSING & REHAB CENTER

← Jacksonville
International
Airport

UFHealth
UNIVERSITY OF FLORIDA HEALTH
92 beds
225,300 SF

**DUVAL
STATION**
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RIVER CITY MARKETPLACE

Walgreens



THE
URBAN @
DIVISION



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