

# LEASE

550 BALMORAL CIRCLE N

Jacksonville, FL 32218



## PROPERTY DESCRIPTION

Private and spacious office suite available for immediate occupancy. This office space is perfect for a wide range of professional office uses and offers a comfortable and productive working environment.

## PROPERTY HIGHLIGHTS

- Development in the Park includes Sam's Club, U.S. Post Office, Medical and Professional Offices. Anheuser-Busch Major Employer Nearby.
- Very Stable Occupancy History: Lots of Retail, Industrial and Other Commercial Properties Located Nearby!
- New Industrial, Retail, Residential Developments Nearby Provides Continued Growth!

## OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Available SF:	370 - 1,080 SF
Building Size:	3,490 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,942	7,433	16,802
Total Population	4,784	17,947	39,009
Average HH Income	\$59,412	\$60,689	\$53,268

**Eric Maimo**  
904.537.6443

**Adam Lanteigne**  
904.584.7777

**Bob Buckmaster, CCIM**  
904.827.1717

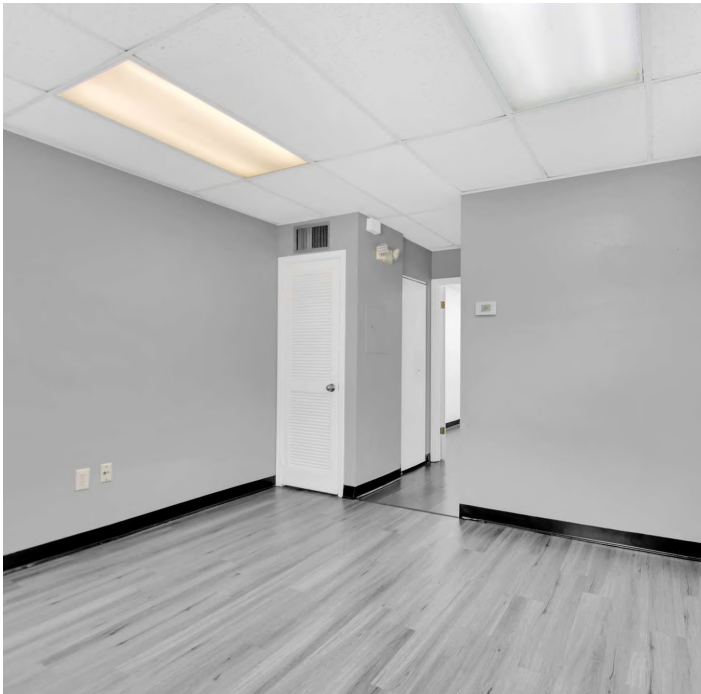


**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

# LEASE

203

550 Balmoral Circle N, Jacksonville, FL 32218



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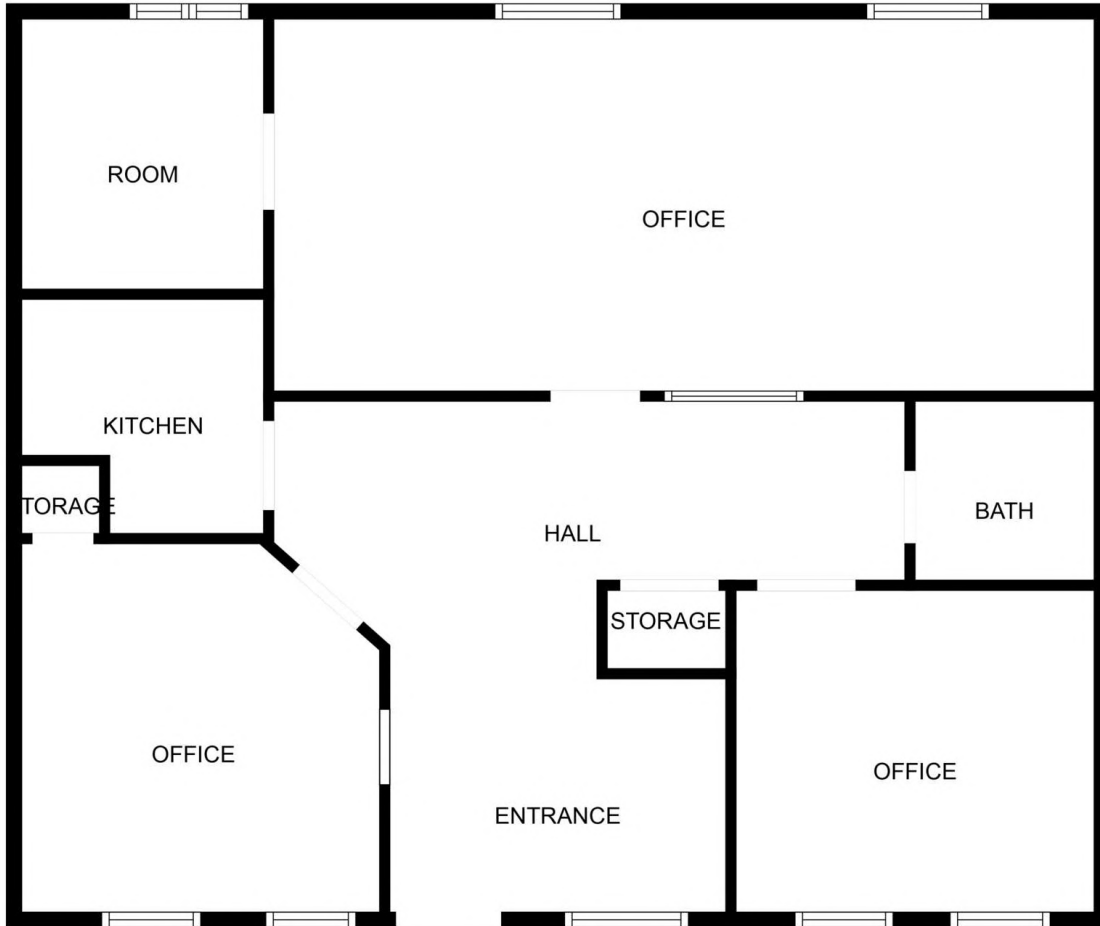


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MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	370 - 1,080 SF	Lease Rate:	\$19.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
203	Available	370 SF	NNN	\$19.00 SF/yr	-
205	Available	1,080 SF	NNN	\$19.00 SF/yr	-
306/307	Available	740 SF	NNN	\$19.00 SF/yr	-

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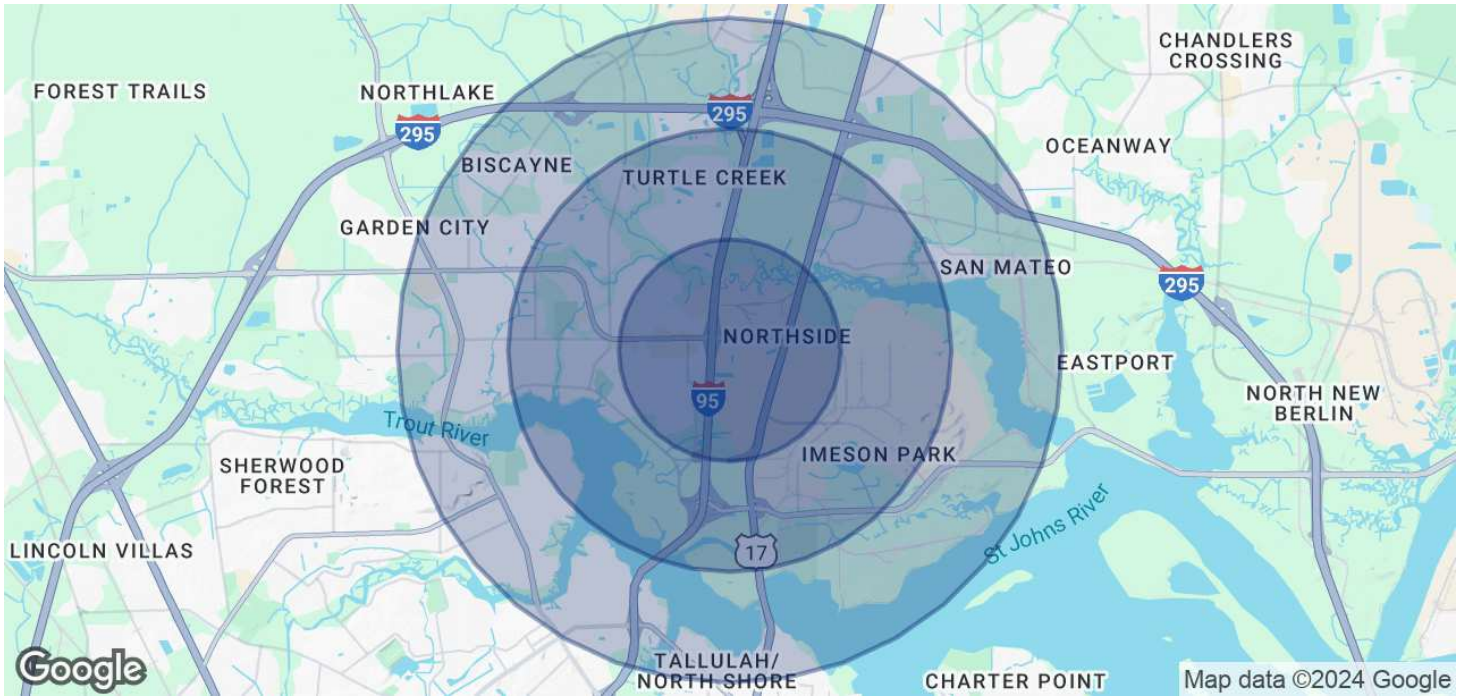


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,784	17,947	39,009
Average Age	29.2	36.1	37
Average Age (Male)	32.4	36.4	35.6
Average Age (Female)	28.4	35.2	37.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,942	7,433	16,802
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$59,412	\$60,689	\$53,268
Average House Value	\$106,441	\$127,469	\$128,699

2020 American Community Survey (ACS)

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