

FOR LEASE

6601 CHESTER AVE.

6601 Chester Ave., Jacksonville, FL 32217



OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (5.15 p.s.f.)
Building Size:	5,046 SF
Available SF:	5,046 SF
Year Built:	1985
Zoning:	CN

PROPERTY OVERVIEW

This freestanding office building is well-positioned to offer an ideal professional setting for users who serve the assisted living and nursing home community. With a focus on accessibility, convenience, and functionality, the space is perfectly suited for healthcare administration, care coordination, therapy services, home health services, and senior-focused support providers.

This building is just over 5,000 +/- SF and offers an open reception/lobby area with up to 13 offices, a conference room, kitchen with break room, and multi-stalled restrooms. Call today for your private tour.

PROPERTY HIGHLIGHTS

- Freestanding office building
- Zoning CN
- Abundance of parking
- Excellent Southside location

PRESENTED BY:

AMANDA KINKADE

904.635.6376

amanda@kinkadecommercial.com

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6601 CHESTER AVE.



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

6601 Chester Ave., Jacksonville, FL 32217



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ADDITIONAL PHOTOS

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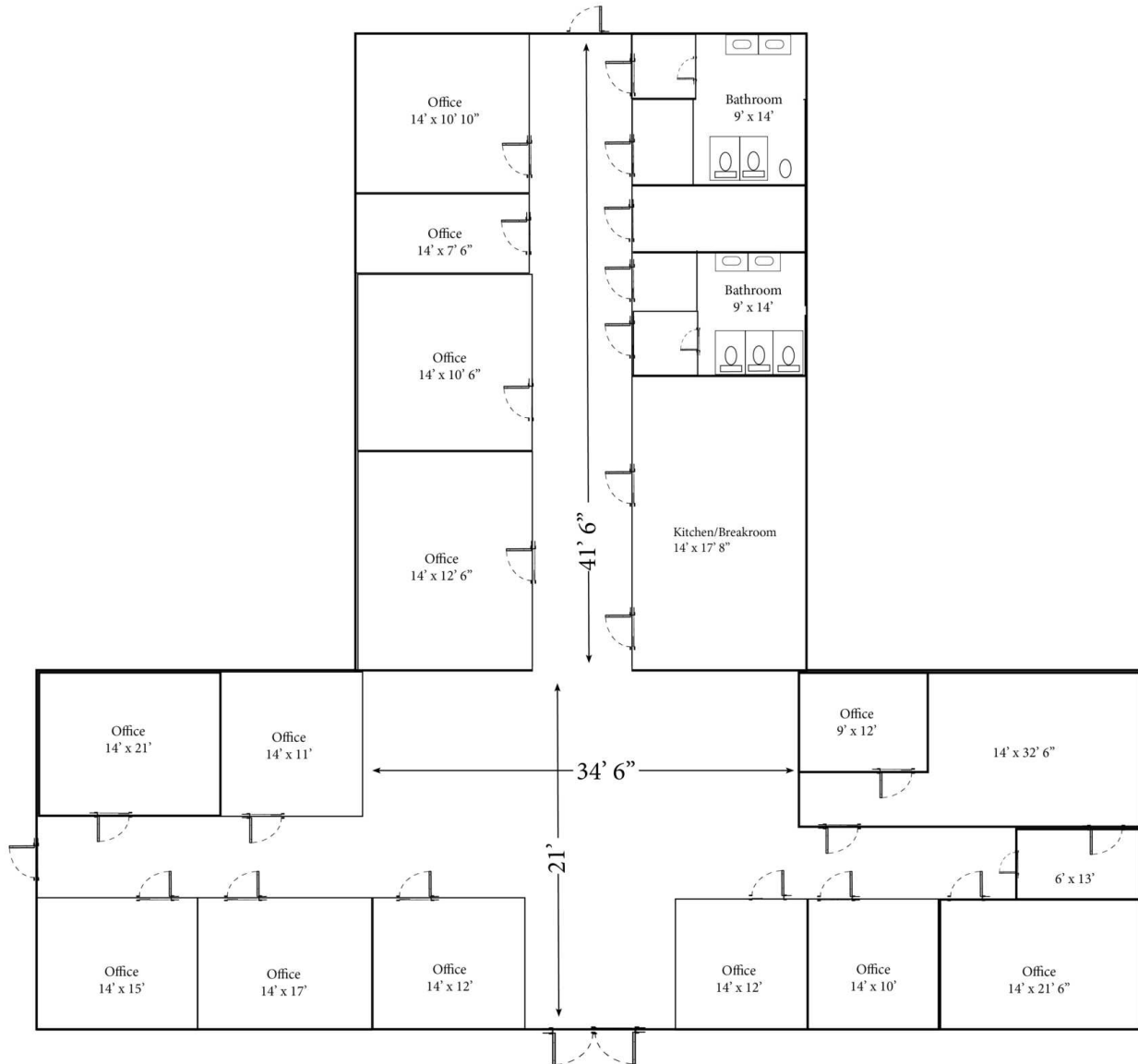
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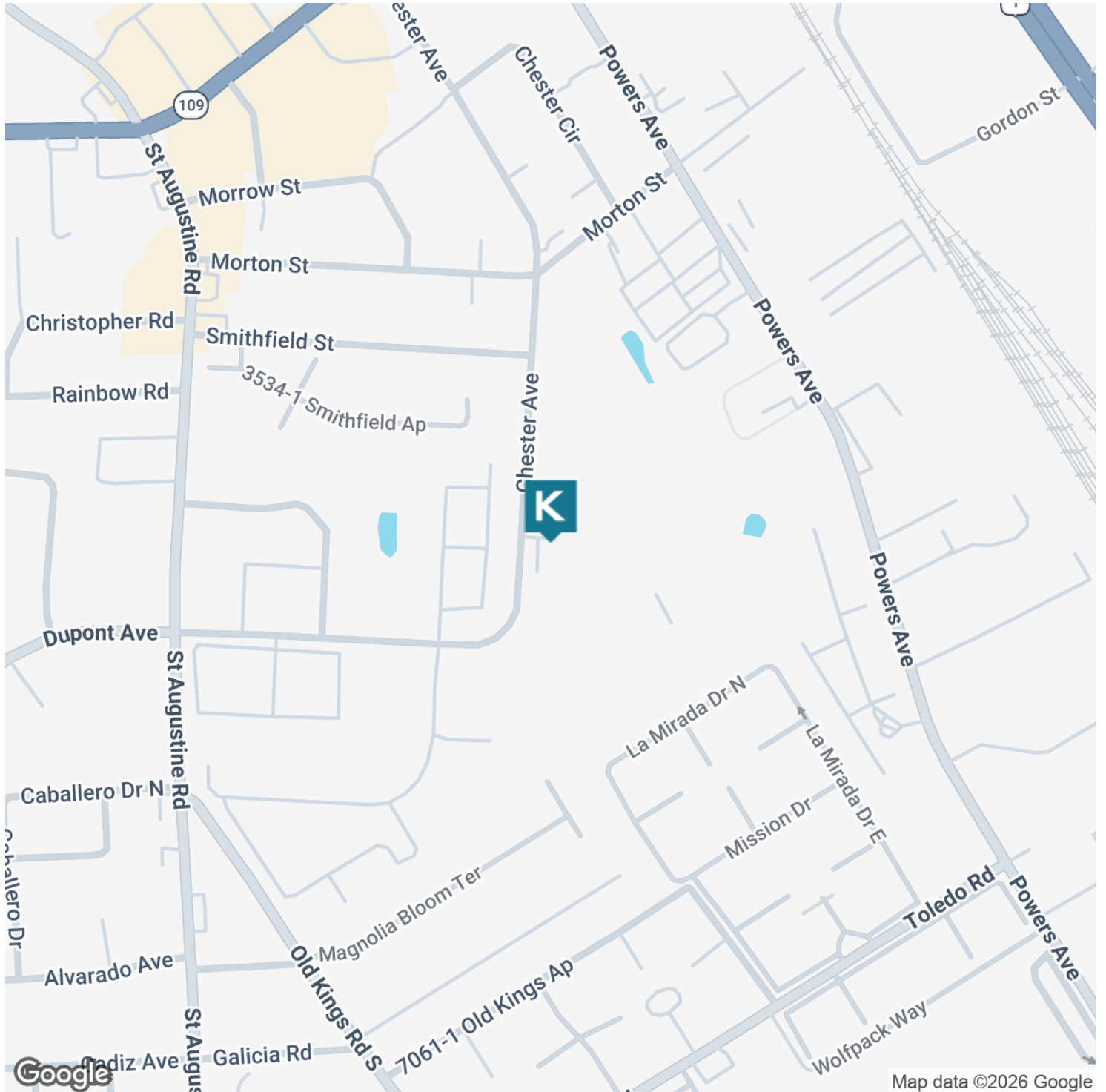
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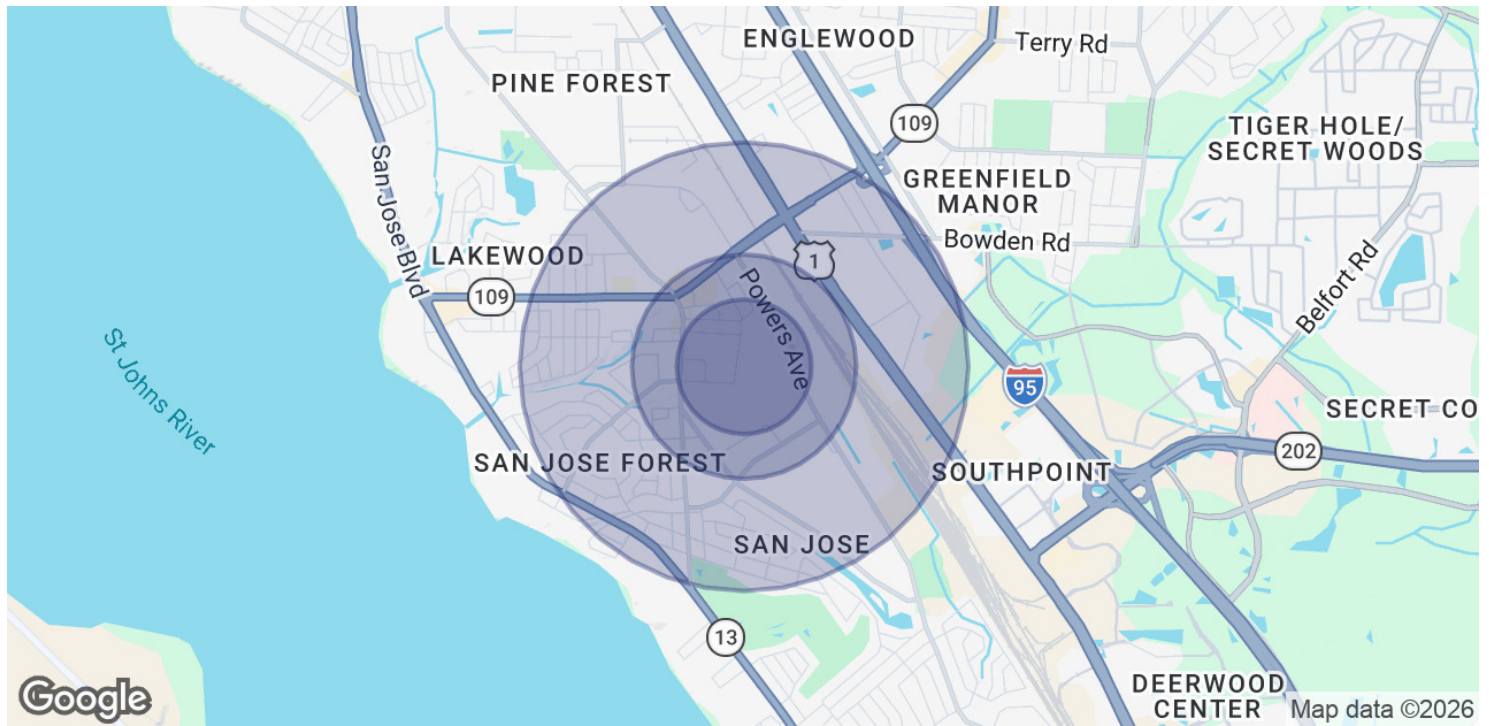
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,516	3,012	8,793
Average Age	38.7	39.0	38.5
Average Age (Male)	53.1	49.8	42.5
Average Age (Female)	35.1	36.9	37.7
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	601	1,239	3,767
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$43,335	\$55,868	\$75,422
Average House Value	\$11,309	\$134,701	\$234,222

2023 American Community Survey (ACS)

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