



630 Jacksonville Drive

Jacksonville, Florida 32250

Property Highlights

- For sale or lease medical office building with an efficient floor plan that includes 8 exam and 2 procedure rooms with x-ray, lab, and nurse's station. Along with a waiting room, multiple offices, and a staff lounge.
- Each exam room is equipped with built-in counters and cabinets, plumbed with sinks.
- Existing furniture, fixtures, and equipment are available for purchase.
- Recent updates include flooring and paint, replaced roof tiles, new and repaired HVAC systems, and new windows throughout installed March 2023.

Offering Summary

Lease Rate:	\$24.50 SF/yr (NNN)
Building Size:	5,244 SF
Lot Size:	0.34 Acres
Zoning:	Planned Unit Dev/Jax Bch
Traffic Count	42,000 AADT on 3rd St

Demographics 0.5 Miles 1 Mile 2 Miles

	0.5 Miles	1 Mile	2 Miles
Total Households	1,215	4,340	10,432
Total Population	2,672	9,113	22,111
Average HH Income	\$188,432	\$170,046	\$163,747

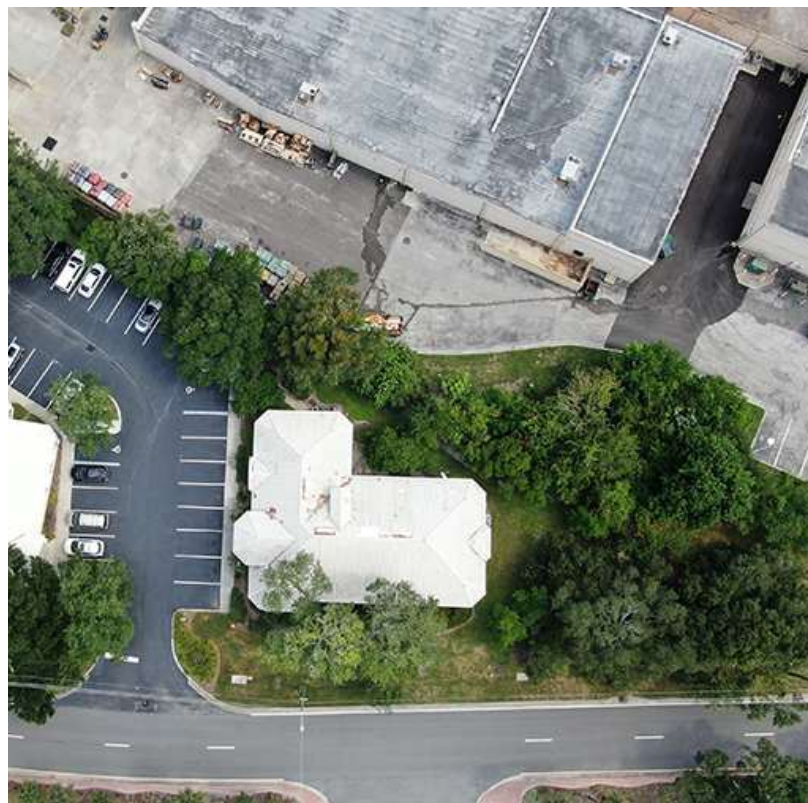
For More Information



Austin Kay

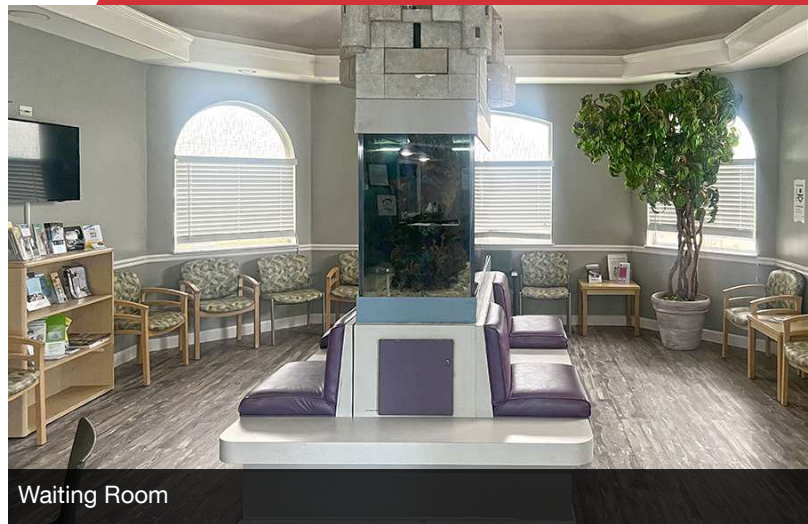
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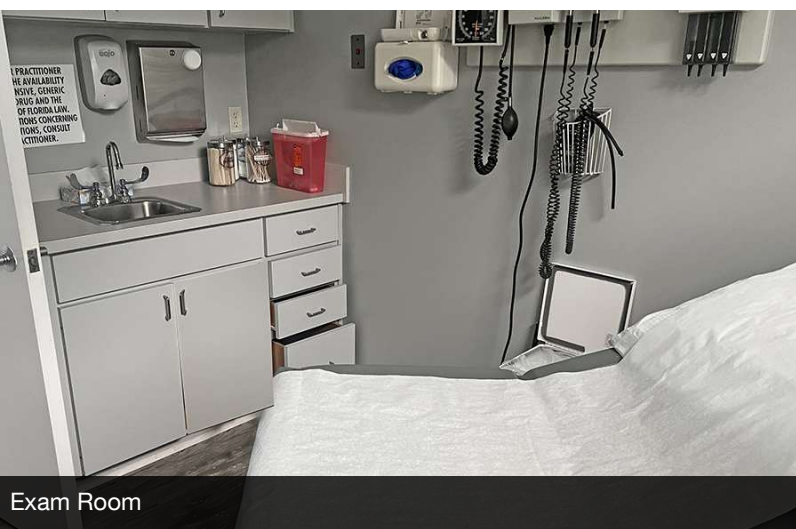




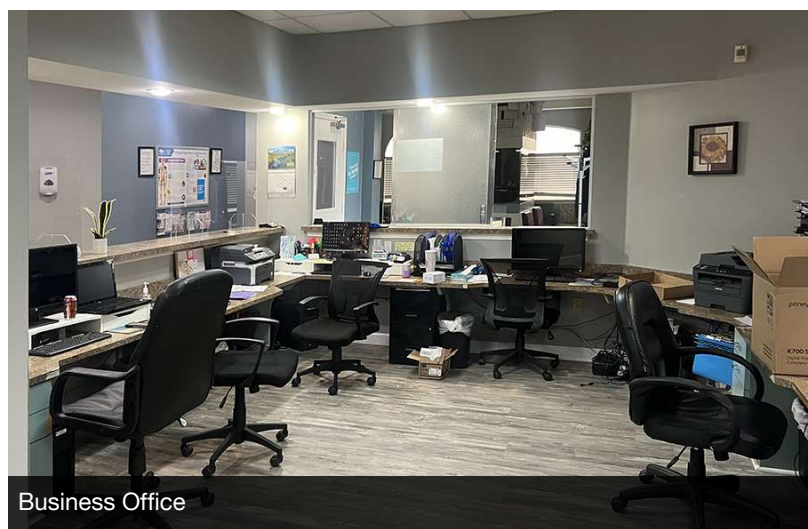
Exterior



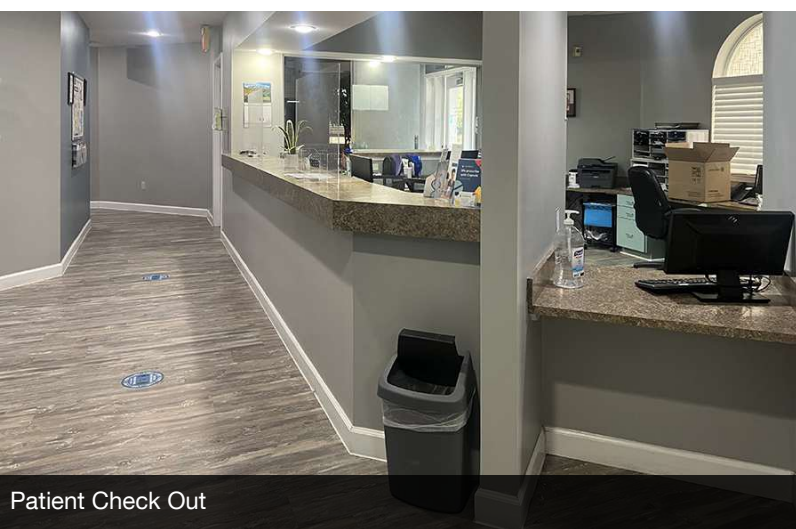
Waiting Room



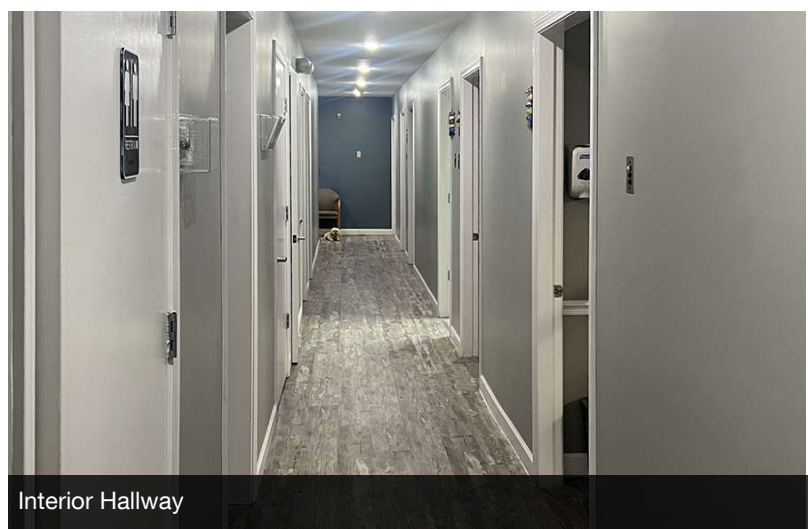
Exam Room



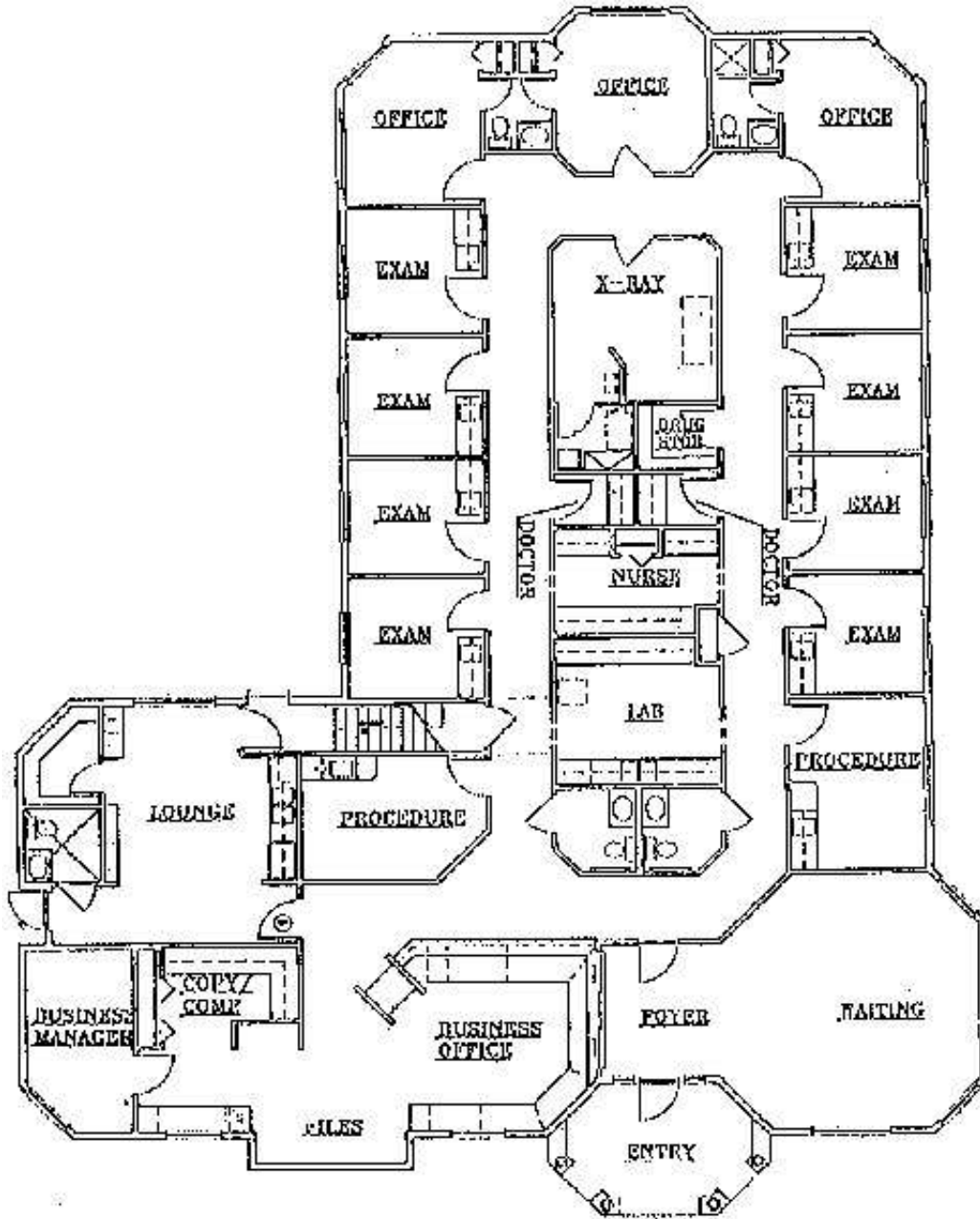
Business Office

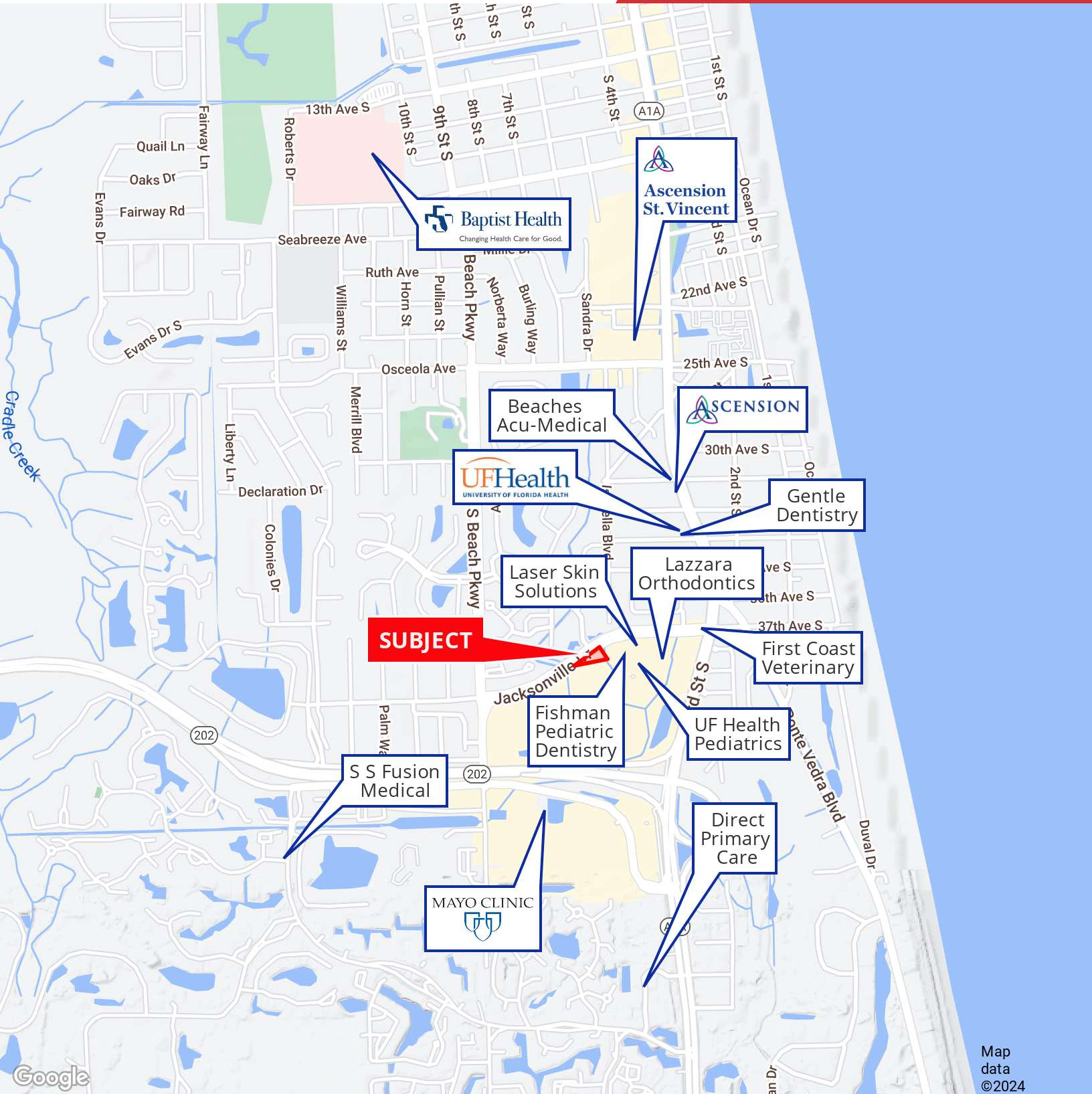


Patient Check Out



Interior Hallway





Map data ©2024

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