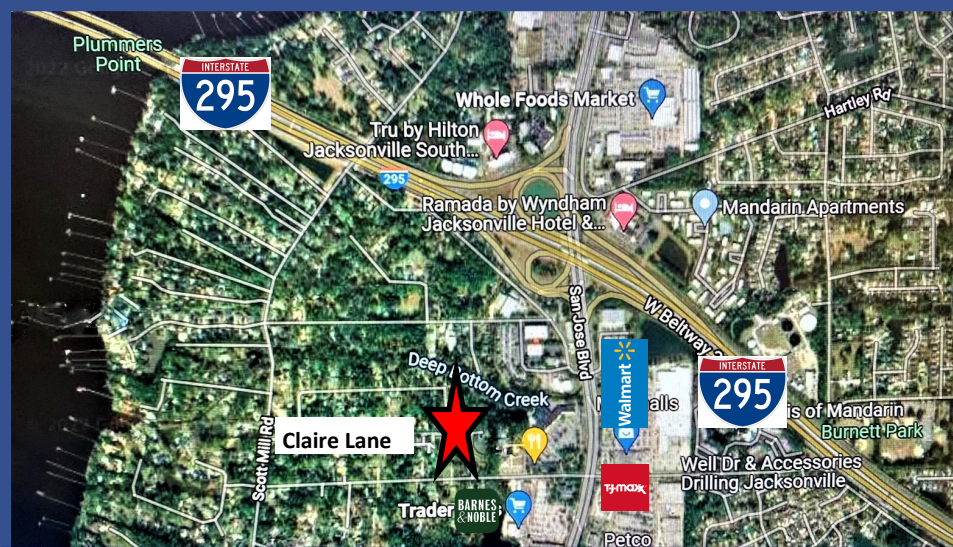


# Willens Professional Park



**3003 Claire Ln, Suite 201, Jacksonville, FL 32223**



**FOR LEASE**  
**PROFESSIONAL**  
**MEDICAL /OFFICE**

**Space: 2,578 SF**  
**Rate: \$22.00**  
**CAM: \$4.40**

## **PROPERTY VALUE - PROPERTY READY FOR OCCUPANCY**

- Prime Location at the I-295 and San Jose Blvd. interchange in Mandarin. Minutes away from Downtown Jacksonville, Orange Park & Baptist South on I-95.
- Class A, elegant presentation & quality materials with efficient office floor plan.
- Immediate access to Retail Shopping Centers, banks, restaurants. Ideal for Medical or Professional Office, CPA, Law Office, Consulting businesses.
- Minimum 5 year term.

**PRESENTED BY:**

**Carmen Mantay**

**(904) 553-5238**

**email: [cgmantay@msn.com](mailto:cgmantay@msn.com)**



**[www.bluekeypro.com](http://www.bluekeypro.com)**



# *Willens Professional Park*

## INTERIOR PHOTOS



PRESENTED BY:

Carmen Mantay

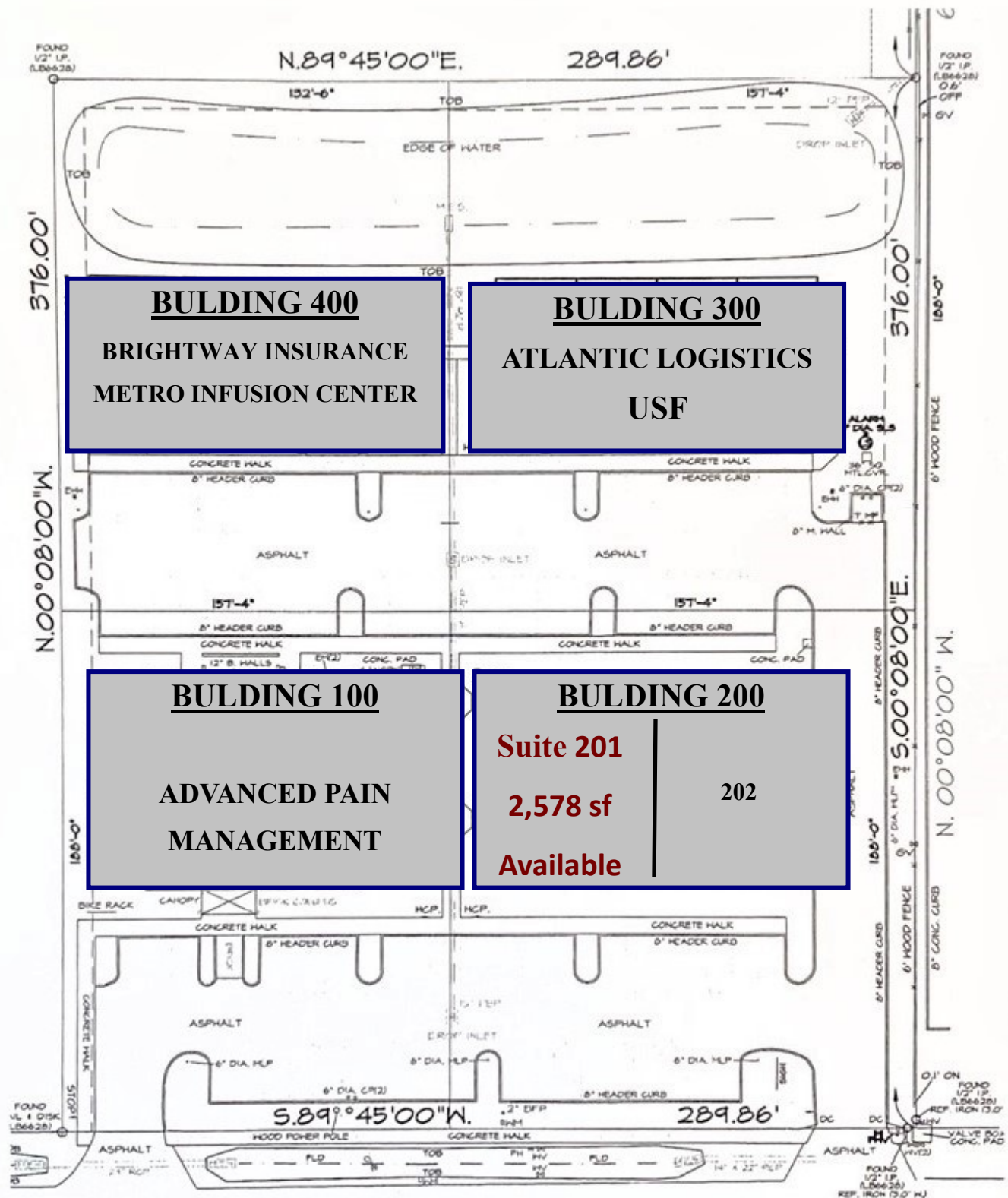
(904) 553-5238

email: [cgmantay@msn.com](mailto:cgmantay@msn.com)



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# SITE PLAN



**3003 Claire Lane, Jacksonville, FL 32223**

**PRESENTED BY**

## Carmen Mantay

**(904) 553-5238**

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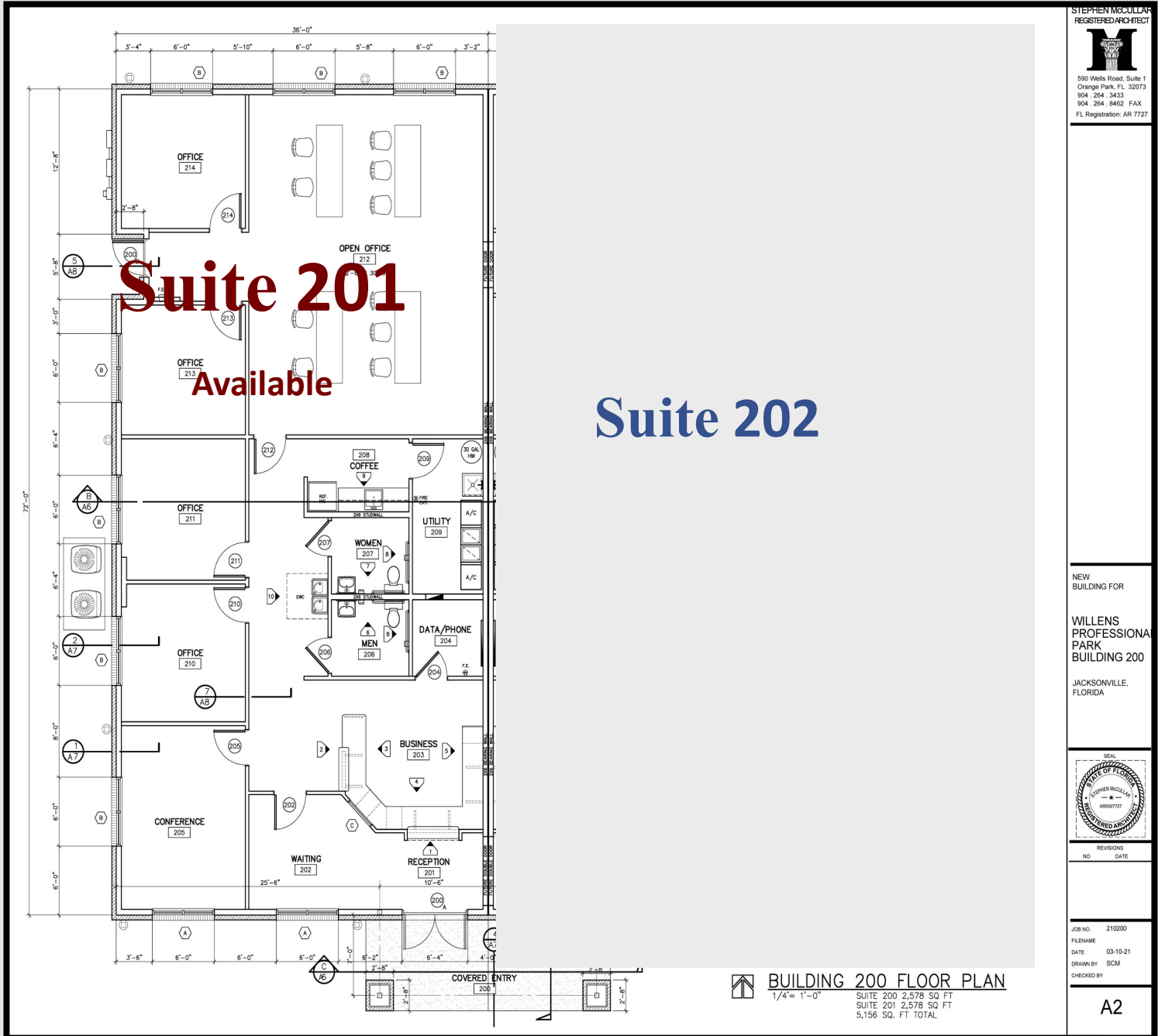
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# Willens Professional Park

## FLOOR PLAN SUITES 201

2,578 sf



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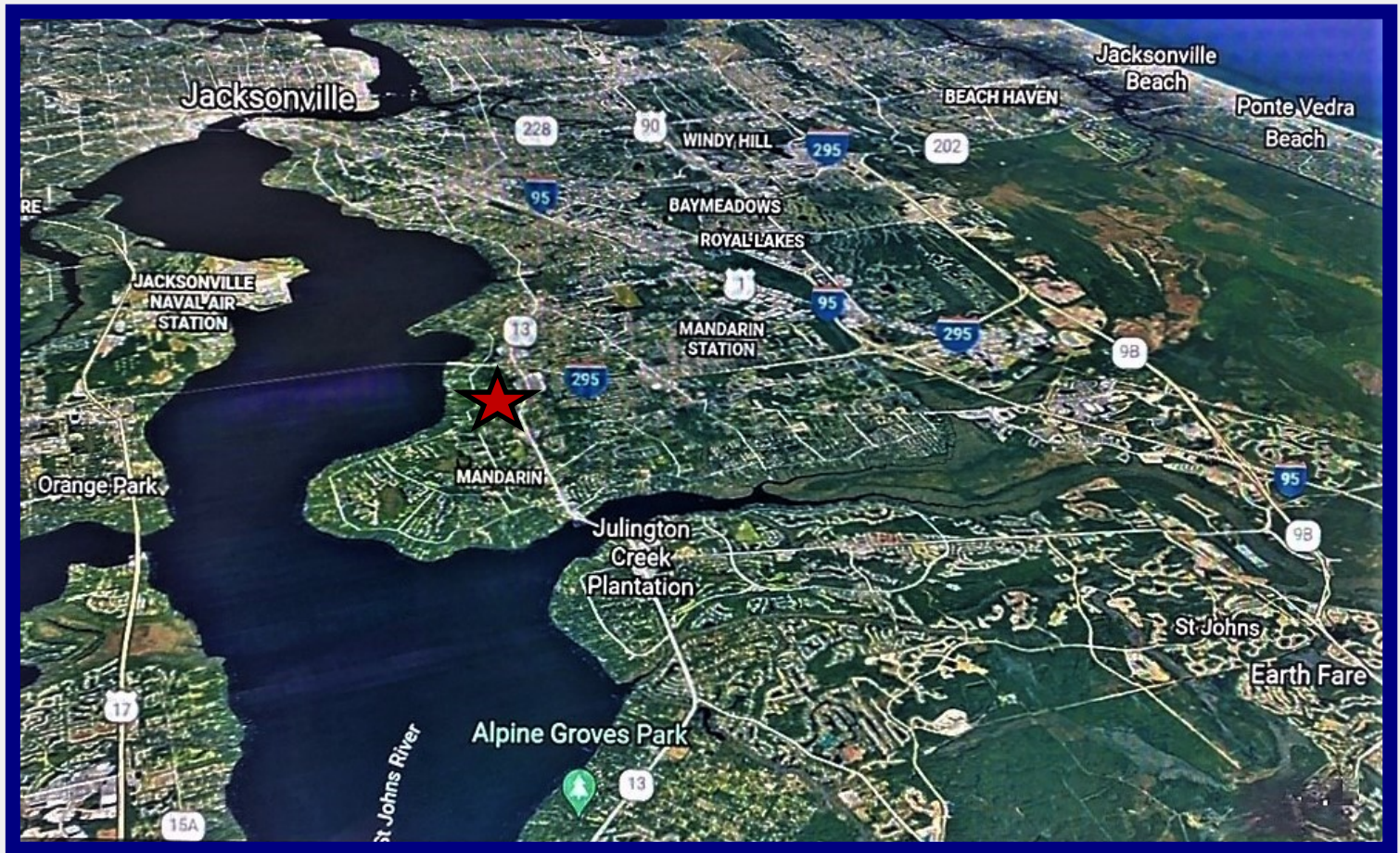
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# *Willens Professional Park*

## AERIAL OVERVIEW



**3003 Claire Lane, Jacksonville, FL 32223**

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	<b>2,756</b>	<b>43,408</b>	<b>172,909</b>
<b>TOTAL POPULATION</b>	<b>6,408</b>	<b>110,470</b>	<b>432,632</b>
<b>AVERAGE INCOME</b>	<b>\$68,839</b>	<b>\$85,230</b>	<b>\$76,624</b>

### PRESENTED BY

Carmen Mantay

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