

EMERSON MEDICAL CENTER

4401 Emerson St. | Jacksonville, FL



Luke Feldman, CCIM
Three Lions Real Estate
(904) 701-7951
lfeldman@threelionsre.com

Bryan J. Mickler
Three Lions Real Estate
(904) 321-9040
bjmickler@threelionsre.com



HIGHLIGHTS

- Spaces ideal for professional or medical office tenants
- Approximately 1/2 mile from I-95
- Over 30,000 VPD on Emerson Street
- 5 minute drive to Downtown Jacksonville
- 5 minute drive to Brooks Rehabilitation and Memorial Hospital on University Blvd.
- Under 10 minute drive to Baptist Medical Center
- 61 total spaces: 45 paved, 16 grass
- Monument signage available
- Purchase Price: Call for pricing

Suite	Tenant	Floor	Square Feet	Rent/SF	Lease Type	Notes
3	Available	1	1,850	\$14.00	Gross	Vanilla shell condition ready for customized buildout to tenant's specifications.
4	Available	1	1,967	\$14.00	Gross	Previously a surgery center. Contains reception, 6 exam rooms, and private restrooms.
6	Available	2	1,600	\$14.00	Gross	Open concept
7	Available	2	1,249	\$14.00	Gross	Reception, 2 private offices, and private restroom.

PROPERTY FEATURES

GLA (SF)	14,990
LAND ACRES	2.24
YEAR BUILT	1974
YEAR RENOVATED	2025
ZONING TYPE	CCG-2
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	61 total spaces: 45 paved, 16 grass
PARKING RATIO	Potential for 5.2/1,000

NEIGHBORING PROPERTIES

NORTH	Residential
SOUTH	Emerson Street
EAST	Medical Office
WEST	Auditmacs

MECHANICAL

HVAC	Chilled Water
ELEVATOR	One
ELECTRICAL / POWER	800 A, 3 Phase

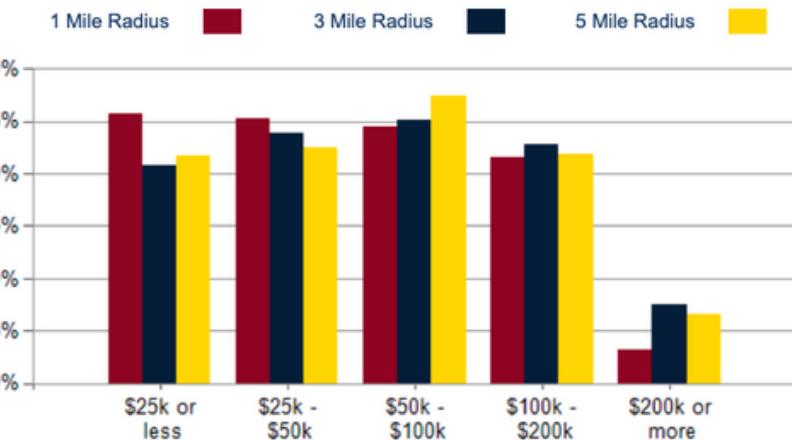
TENANT INFORMATION

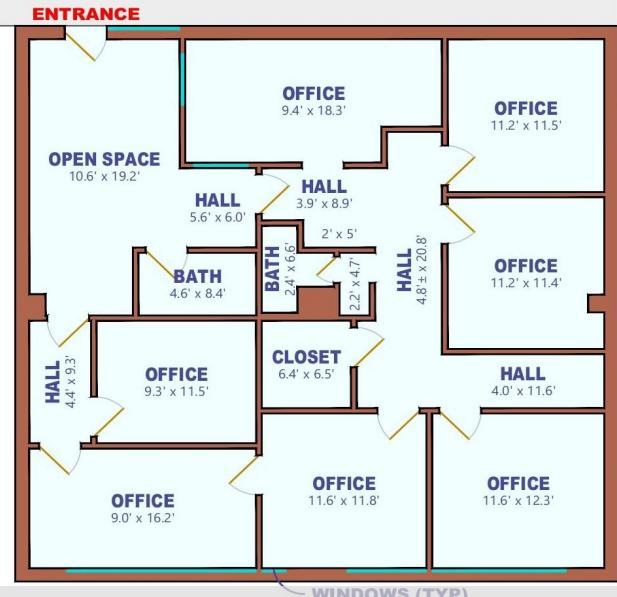
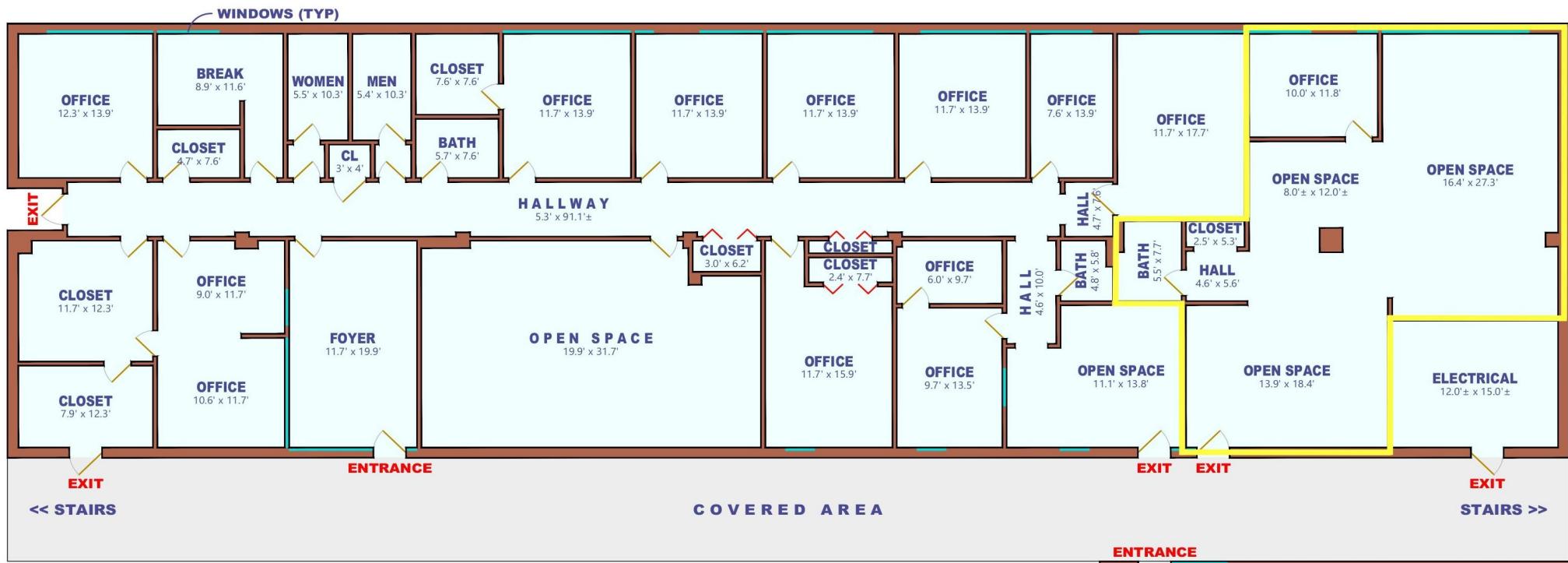
MAJOR TENANT/S	Physicians Group, American Health, Lighthouse Labs
LEASE TYPE	NNN

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,778	71,691	167,709
2010 Population	11,792	68,824	168,844
2025 Population	13,065	78,542	198,586
2030 Population	13,662	82,225	206,925
2025-2030: Population: Growth Rate	4.50%	4.60%	4.15%

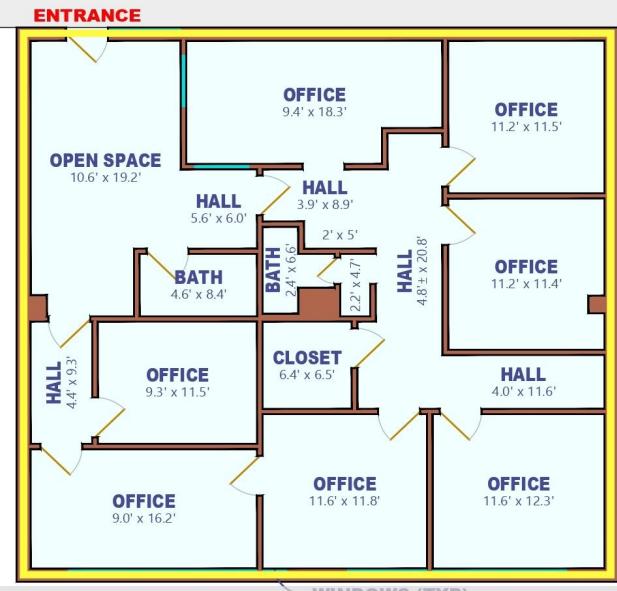
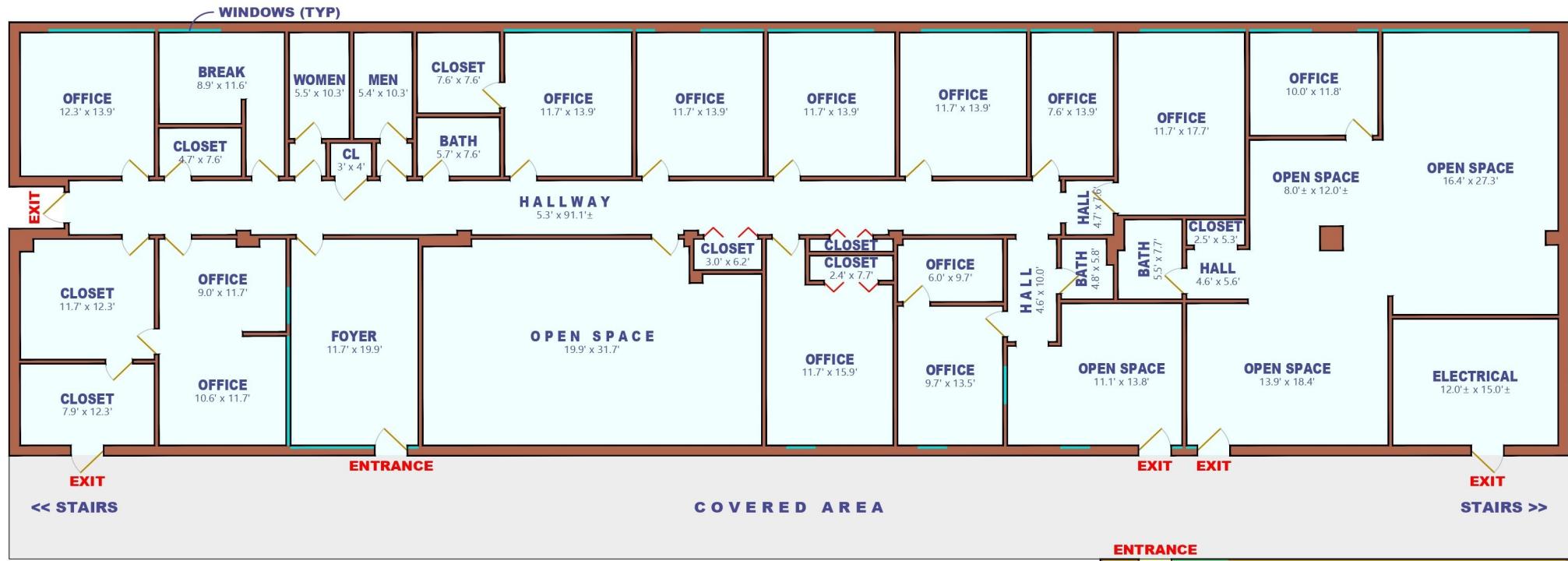
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,210	32,281	77,401
2010 Total Households	4,912	28,212	70,742
2025 Total Households	5,196	32,686	85,048
2030 Total Households	5,550	35,101	90,714
2025 Average Household Size	2.49	2.29	2.22
2025-2030: Households: Growth Rate	6.65%	7.20%	6.50%

2025 Household Income

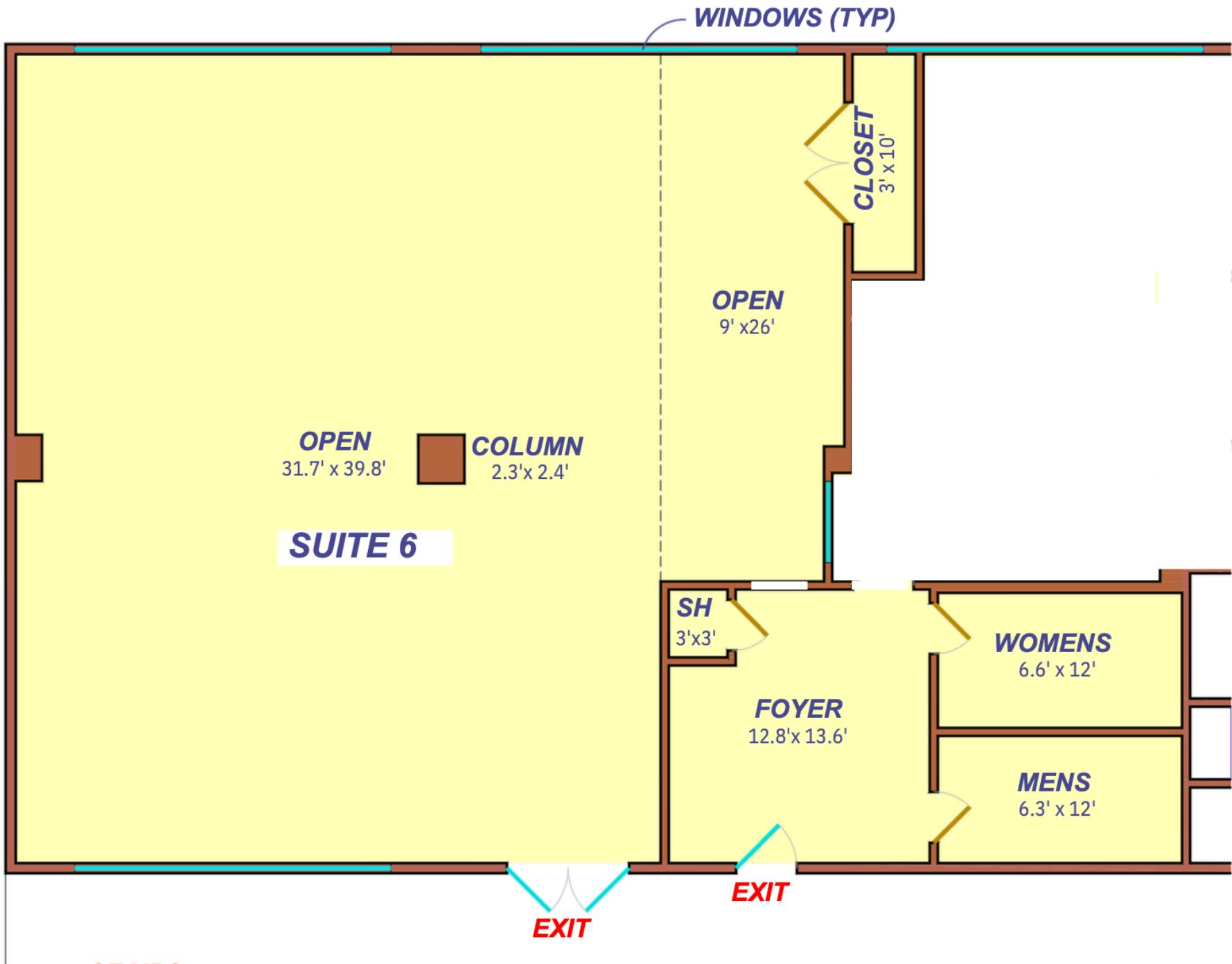


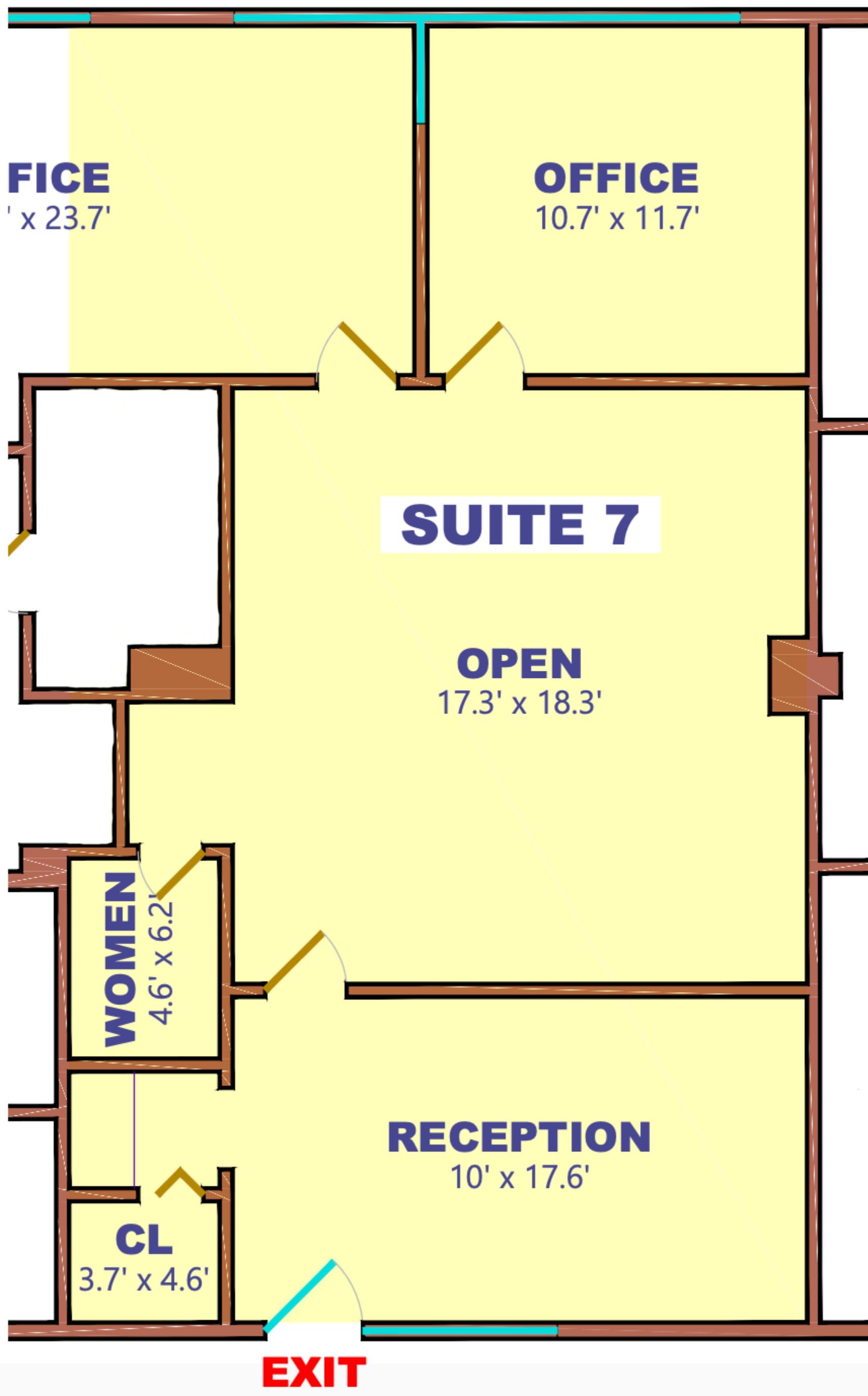


Suite 3



Suite 4







Downtown Jacksonville



OFF-SITE
STORAGE

MRI IMAGING

2ND FLOOR SUITES
AVAILABLE



Proposed Parking Plan 5.2/1,000

05.13.2025

1.0