

LEASE

4239 SUNBEAM ROAD

Jacksonville, FL 32257



PROPERTY DESCRIPTION

Great opportunity to lease space in a professional building located in North Mandarin. Located on a busy street near major highways and residential developments providing great visibility for successful commercial use.

PROPERTY HIGHLIGHTS

- Zoning: Commercial, Residential and Office (CRO)
- Ample Parking!
- Available Now!

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	900 SF
Building Size:	6,630 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	804	2,316	5,811
Total Population	1,689	5,069	13,605
Average HH Income	\$77,603	\$81,968	\$93,004

Eric Maimo
(904) 537-6443



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

LEASE

UNIT #7

4239 Sunbeam Road, Jacksonville, FL 32257



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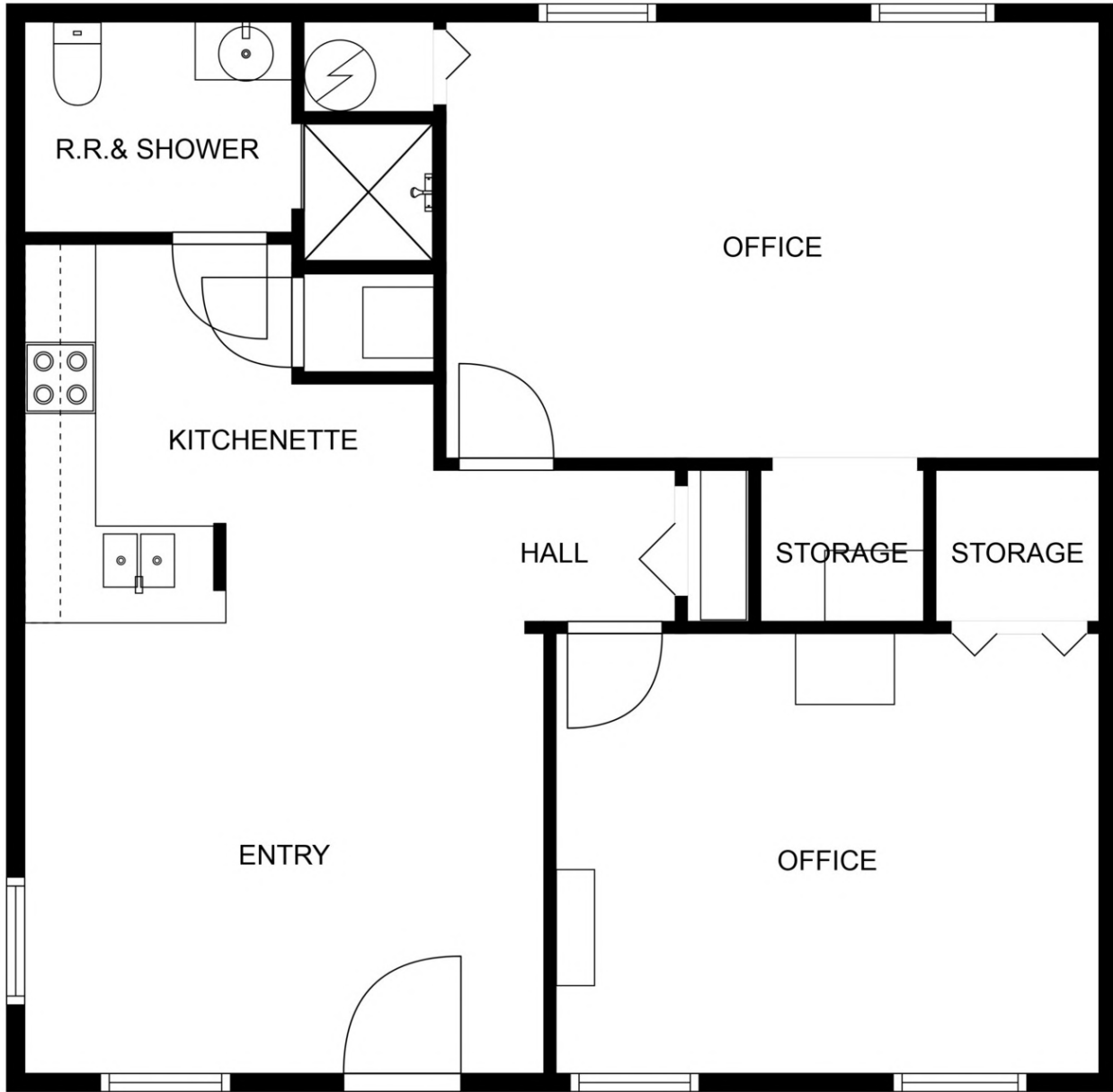


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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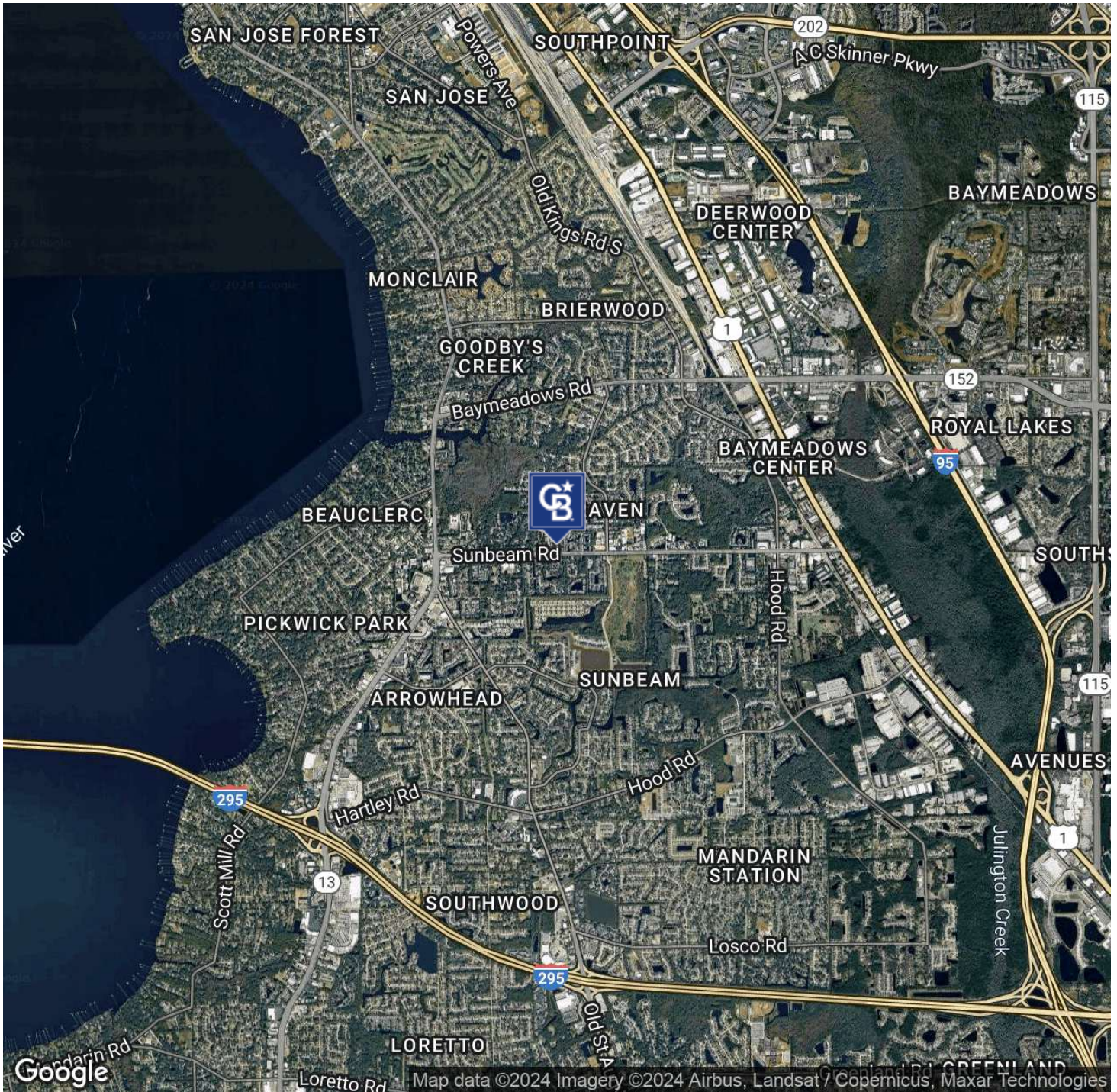


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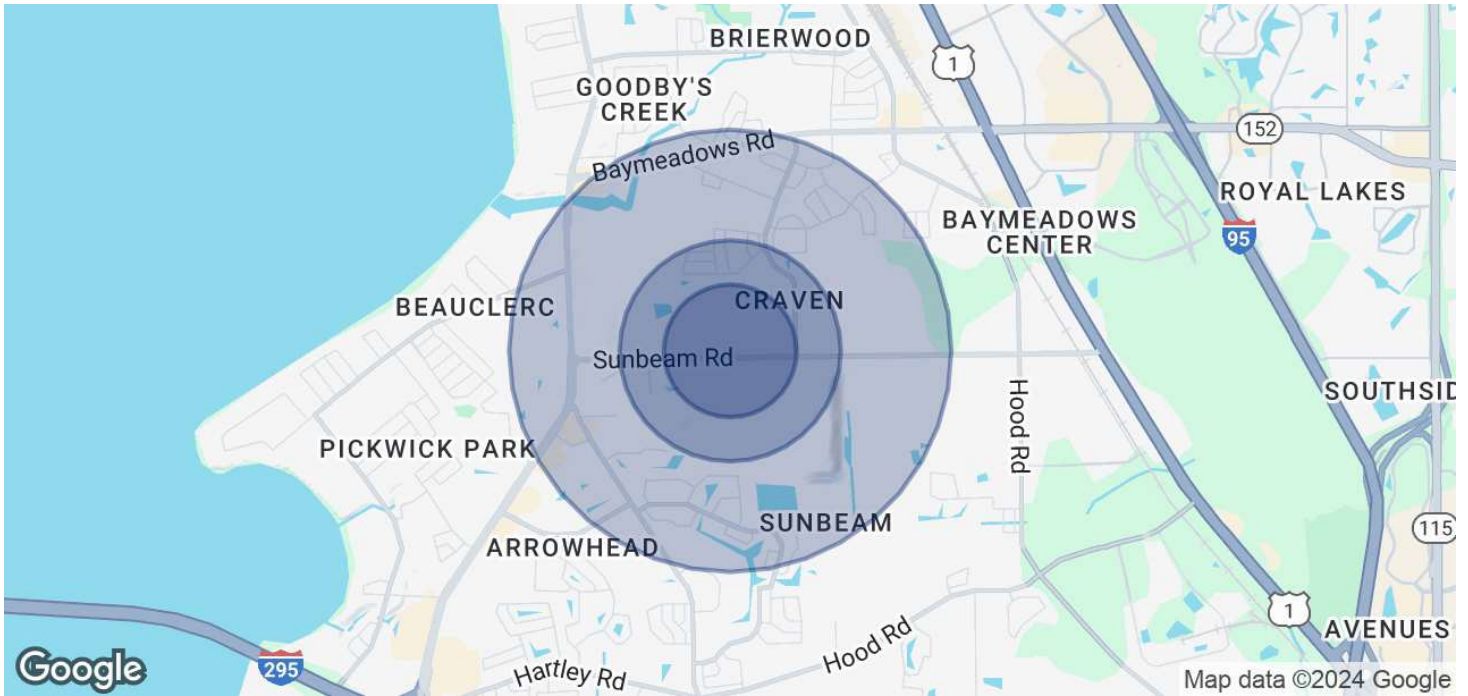


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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	1,689	5,069	13,605
Average Age	39	40	41
Average Age (Male)	38	38	39
Average Age (Female)	41	41	43

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	804	2,316	5,811
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$77,603	\$81,968	\$93,004
Average House Value	\$252,754	\$267,021	\$301,025

Demographics data derived from AlphaMap

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