

MEDICAL/ OFFICE PROPERTY FOR SALE OR LEASE

2804 Saint Johns Bluff Road S., Suite 107, Jacksonville FL, 32246 Jacksonville, FL 32246



OFFERING SUMMARY

Sale Price:	\$669,000
Lease Rate:	\$20.00 SF, NNN
Available SF:	3,030 SF
Price / SF:	\$220.79

PROPERTY OVERVIEW

Office property for sale or lease, ideal for medical office or business office. Easy access to I-295, located between Beach Boulevard and Atlantic Boulevard on Saint Johns Bluff Road S.

Jack Robison
904.398.1044 / jack@psrps.com

Stanton Hudmon, CCIM
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Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com

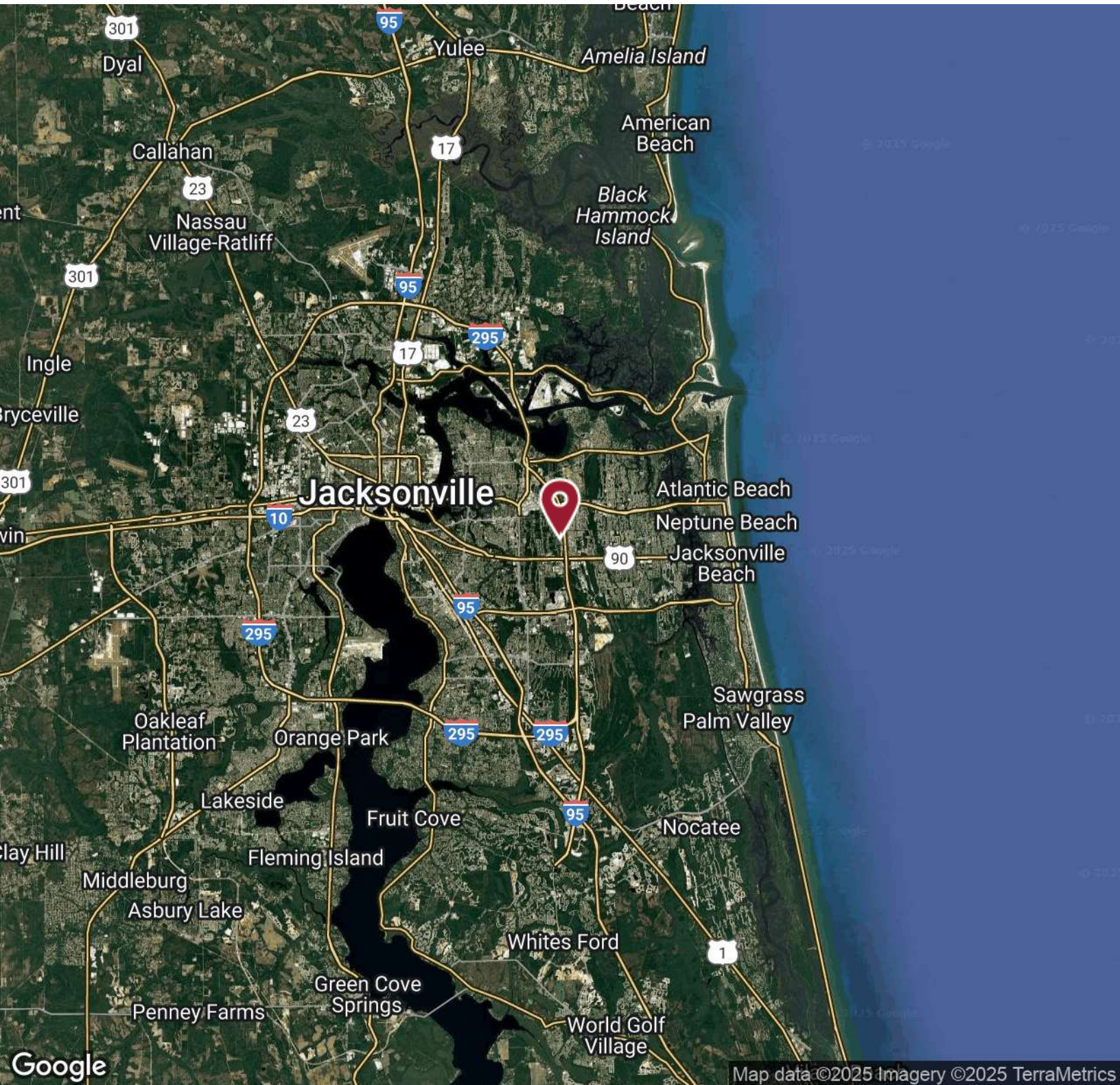
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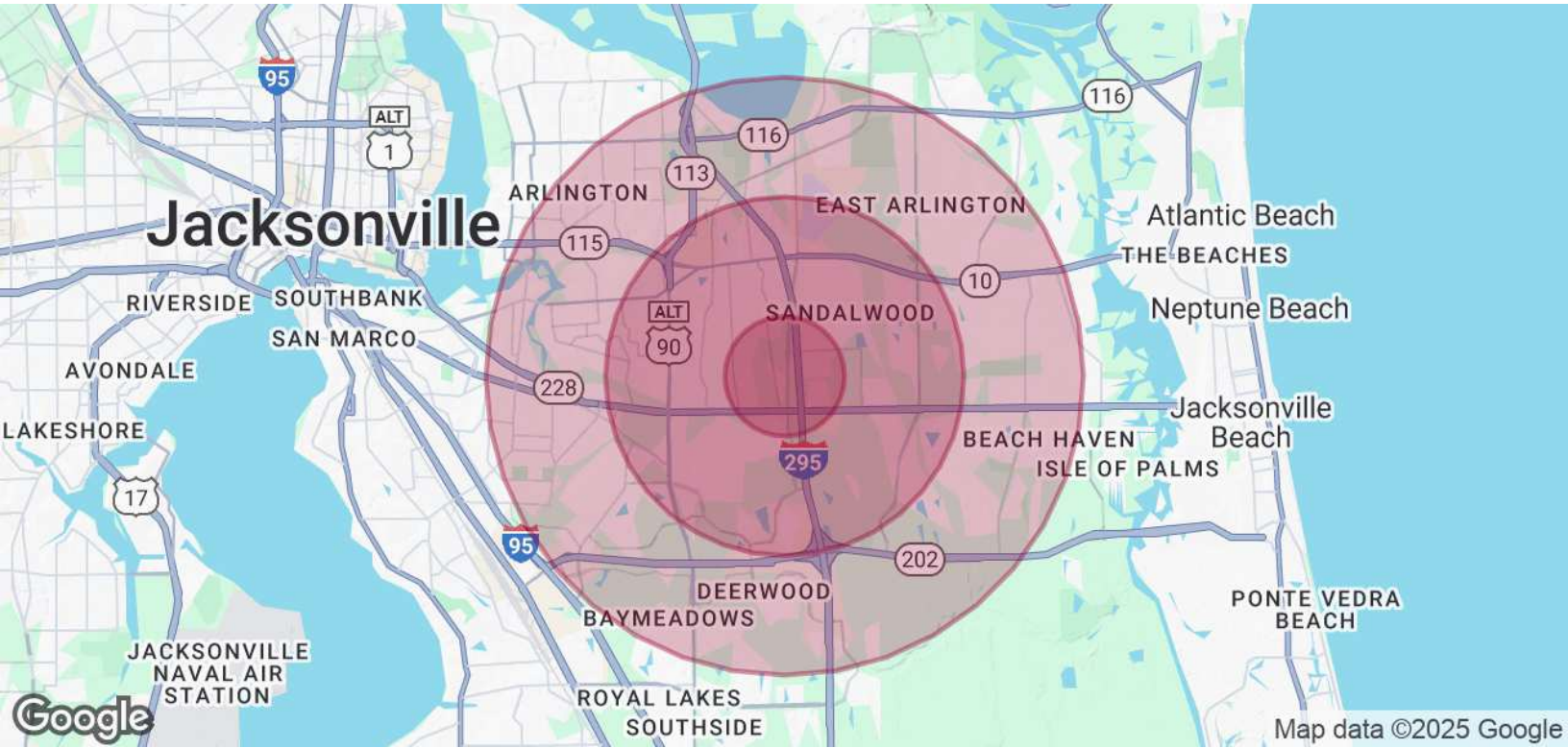
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,544	81,497	251,611
Average Age	39	37	39
Average Age (Male)	38	36	38
Average Age (Female)	40	38	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,943	32,510	102,727
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$70,350	\$86,301	\$93,999
Average House Value	\$240,585	\$286,920	\$324,791

Demographics data derived from AlphaMap

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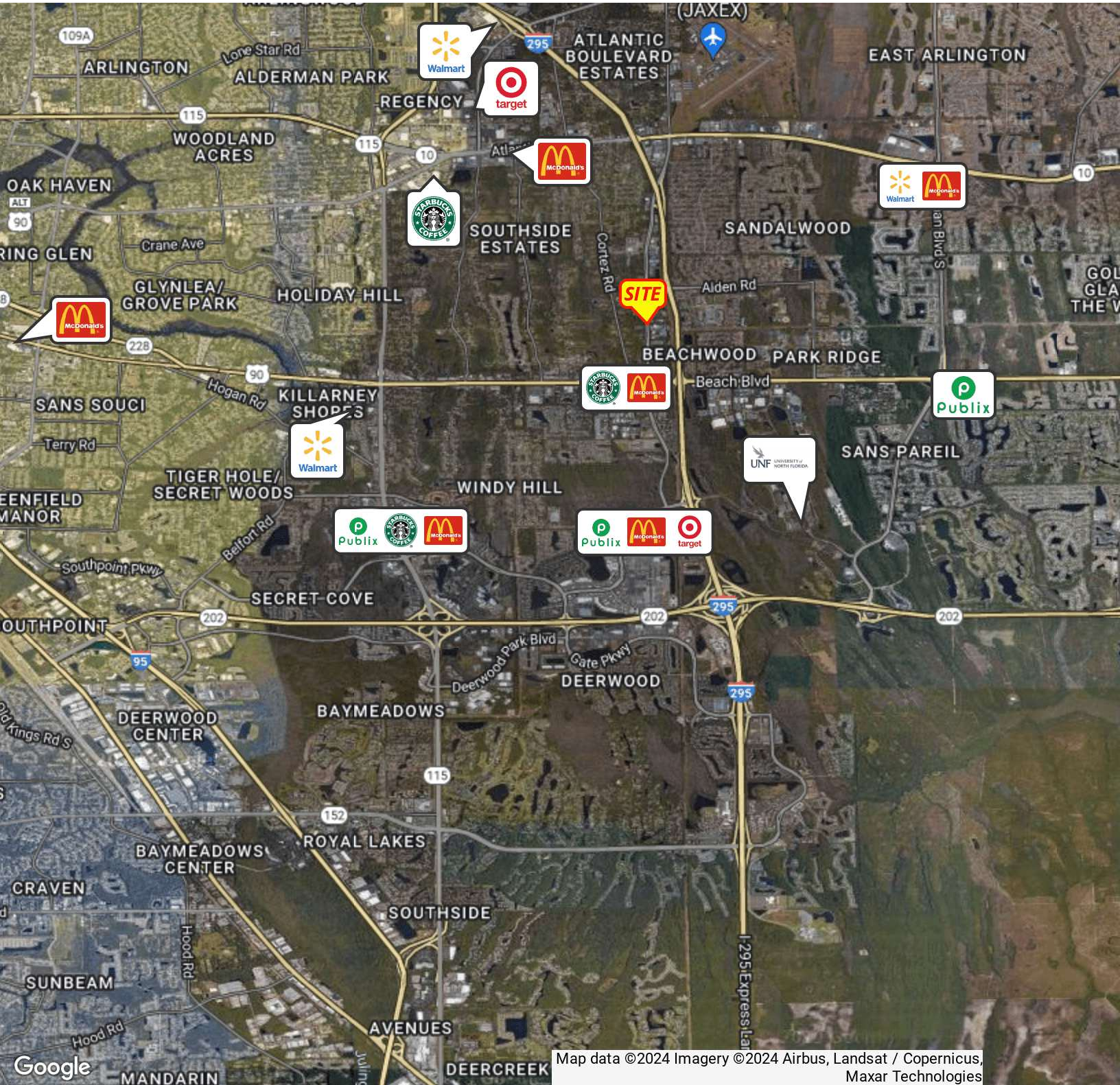
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