

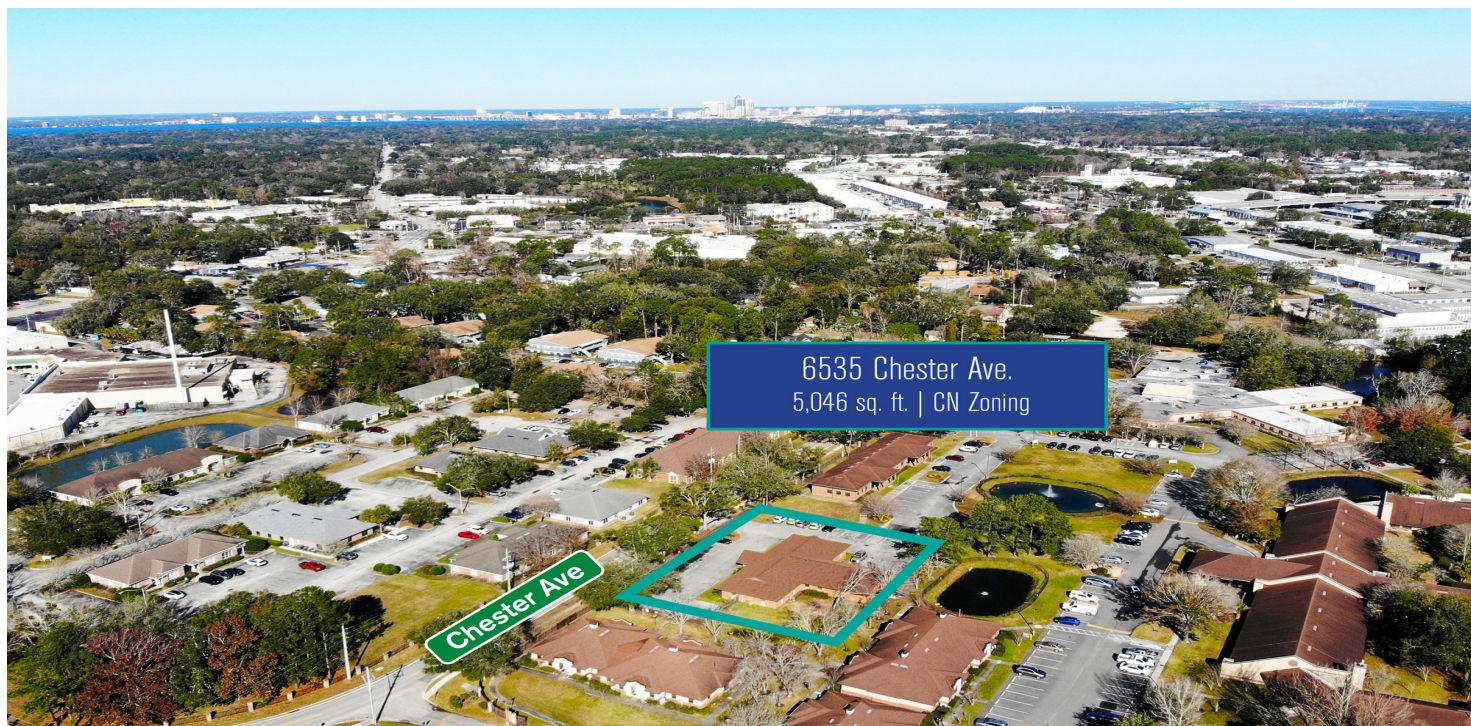
# FOR LEASE

## 6535 CHESTER AVE.



2929 Plummer Cove Rd., Suite 2  
Jacksonville, FL 32223

6535 Chester Ave., Jacksonville, FL 32217



### OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (5.15 p.s.f.)
Building Size:	5,046 SF
Available SF:	5,046 SF
Year Built:	1985
Zoning:	CN

### PROPERTY OVERVIEW

This freestanding office building is well-positioned to offer an ideal professional setting for users who serve the assisted living and nursing home community. With a focus on accessibility, convenience, and functionality, the space is perfectly suited for healthcare administration, care coordination, therapy services, home health services, and senior-focused support providers.

This building is just over 5,000 +/- SF and offers an open reception/lobby area with up to 13 offices, a conference room, kitchen with break room, and multi-stalled restrooms. Call today for your private tour.

### PROPERTY HIGHLIGHTS

- Freestanding office building
- Zoning CN
- Abundance of parking
- Excellent Southside location

*PRESENTED BY:*

**AMANDA KINKADE**

904.635.6376

amanda@kinkadecommercial.com

EXECUTIVE SUMMARY



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**ADDITIONAL PHOTOS**



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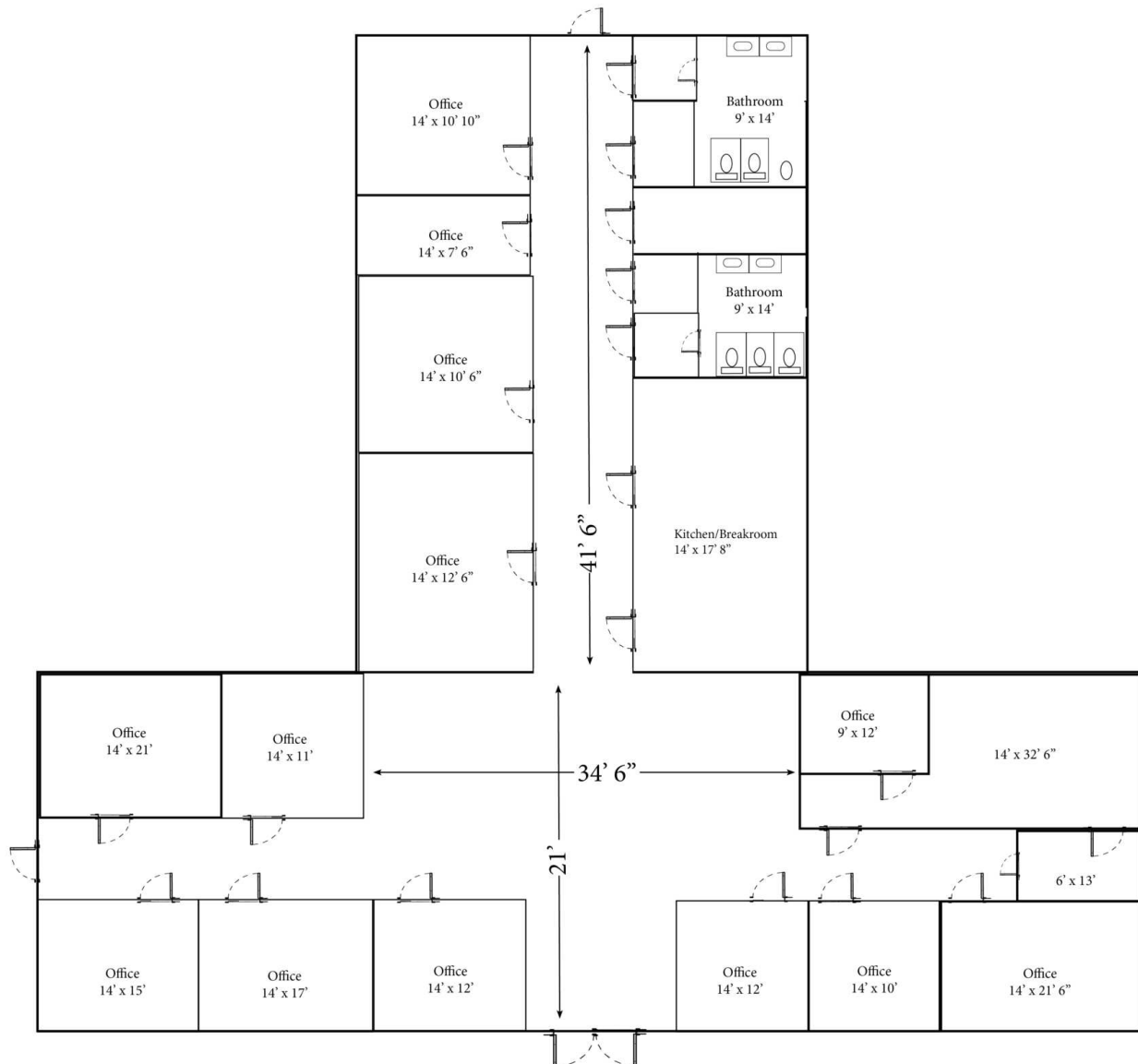
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LOCATION MAP



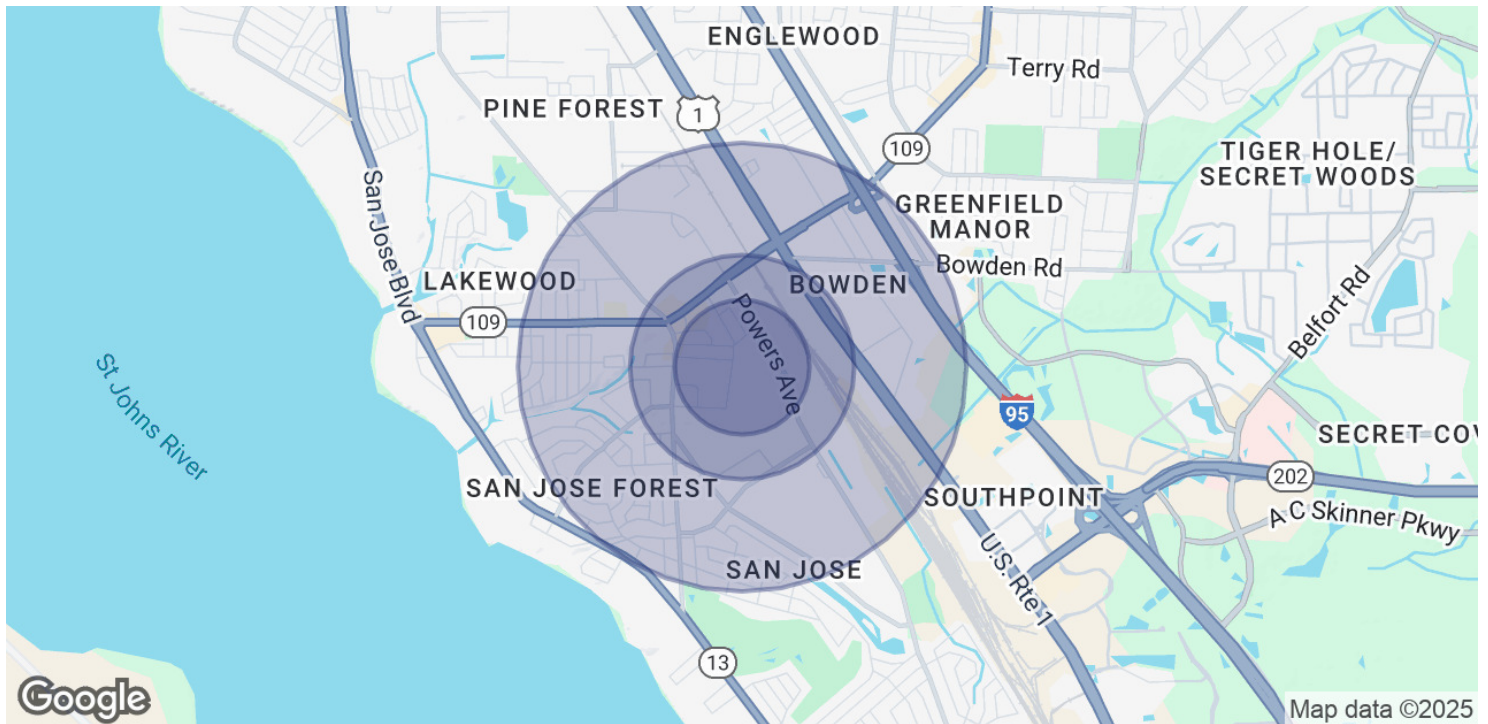
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	989	2,699	9,629
Average Age	44	44	41
Average Age (Male)	39	39	39
Average Age (Female)	48	48	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	394	1,086	3,999
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$48,708	\$55,793	\$73,321
Average House Value	\$194,598	\$218,217	\$272,552

Demographics data derived from AlphaMap

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