

FOR LEASE > MEDICAL OFFICE



Medical Office at Jacksonville Beach

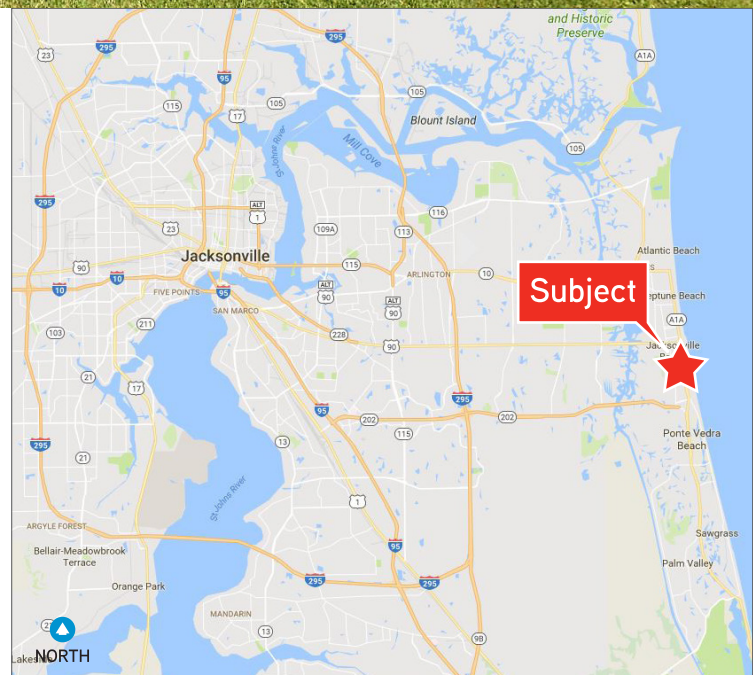
357 11TH AVE S, JACKSONVILLE BEACH, FL 32250

5,376± SF AVAILABLE



Property Features

- > Medical office building with 5,376± SF available
- > Current layout is:
Lounge, 8 exam rooms, private office, secretary office, children's room, bookkeeper station, nurses station, EKG room, x-ray room, treatment room
- > Property has circular driveway with a covered entrance
- > Corner lot with a land size of 31,250± SF
- > Zoned: Commercial (JC-1)
- > Within 100' of access to A1A / 3rd Street
- > 20 surface level parking spaces
- > Daily Traffic: 38,000± vehicles per day on A1A
- > NNN Expenses: \$7.00/SF
- > Lease Rate: \$20.00/SF NNN



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Floor Plan

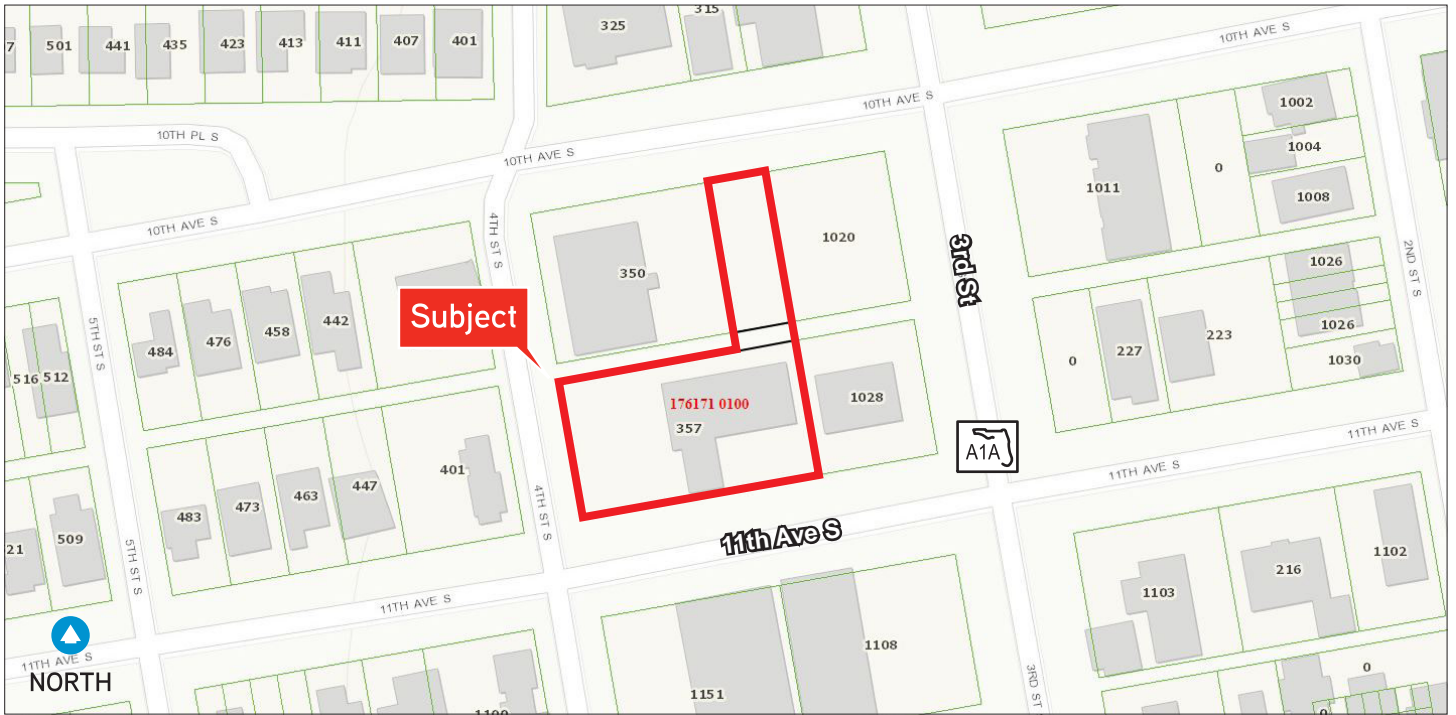
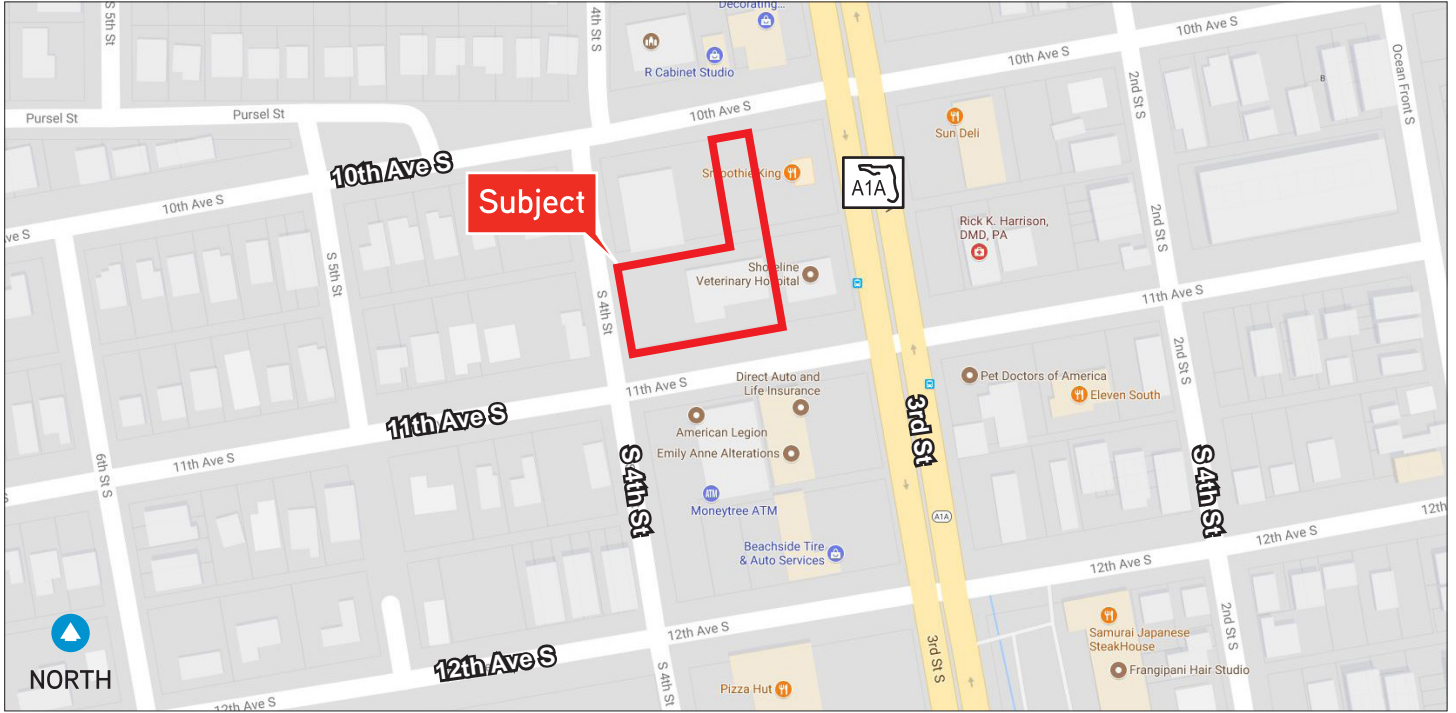
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NNN Expenses - 357 11th Ave S	
Real Estate Taxes	\$19,579
Fire & Hazard Insurance	\$12,000
Lawn Maintenance	\$3,600
Maintenance of HVAC	\$2,400
Subtotal:	\$37,579
Divided by SF	≈ \$7.00

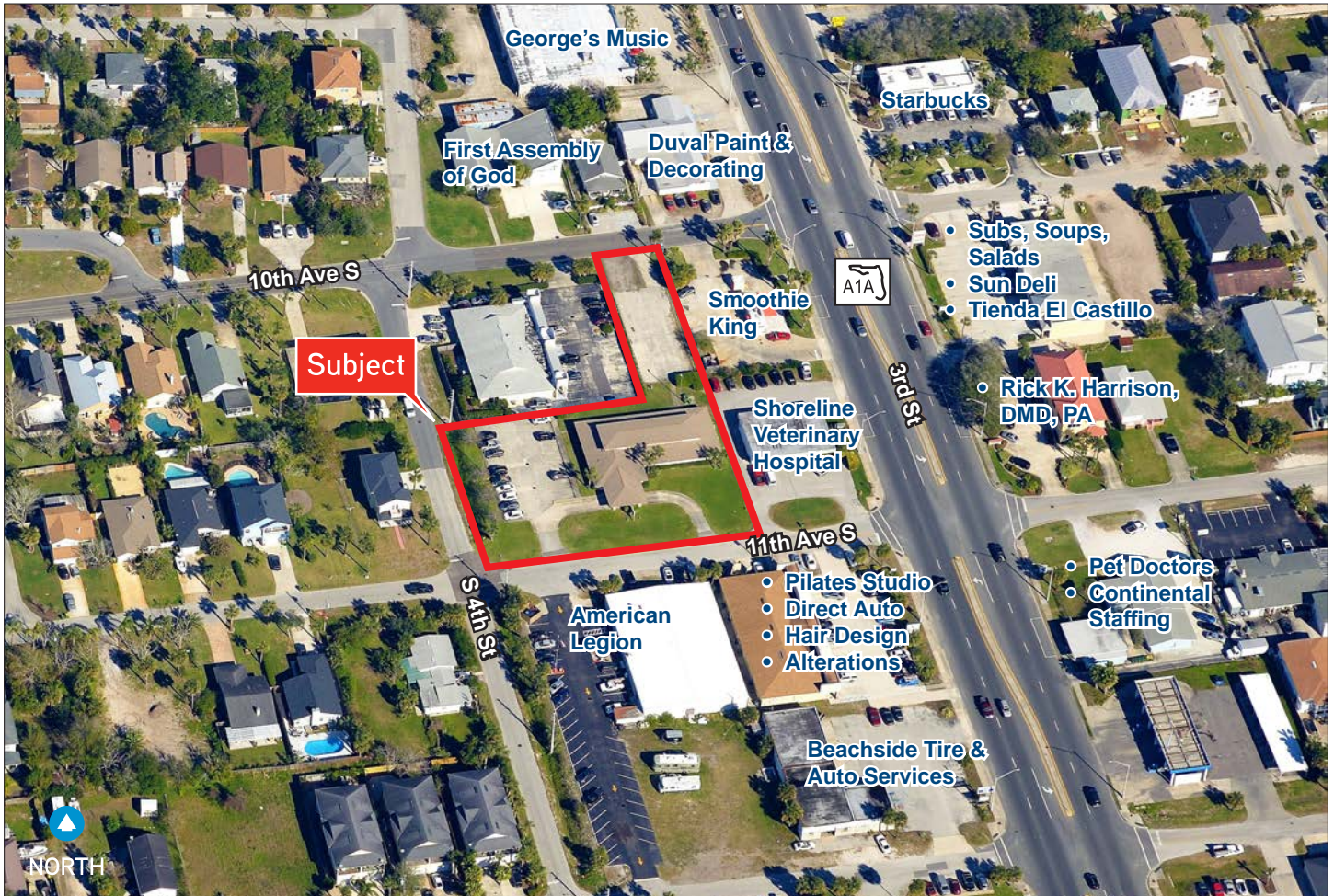
Street & Plat Map

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Aerial

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Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2017	10,396	44,608	104,481
Pop. Est. 2022	10,956	47,261	111,401
2017 Est. Avg. HH Income	\$ 68,074	\$ 89,529	\$ 93,214

Source: Esri Business Analyst Online

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Please contact us to see this property

Contact Us

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