

# EMERSON MEDICAL CENTER

4401 Emerson St. | Jacksonville, FL



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# 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	Reception, 1 private office, and private restroom.
4	Available	1	1,967	\$14.00	Gross	Reception, 6 exam rooms, and private restrooms.

## 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

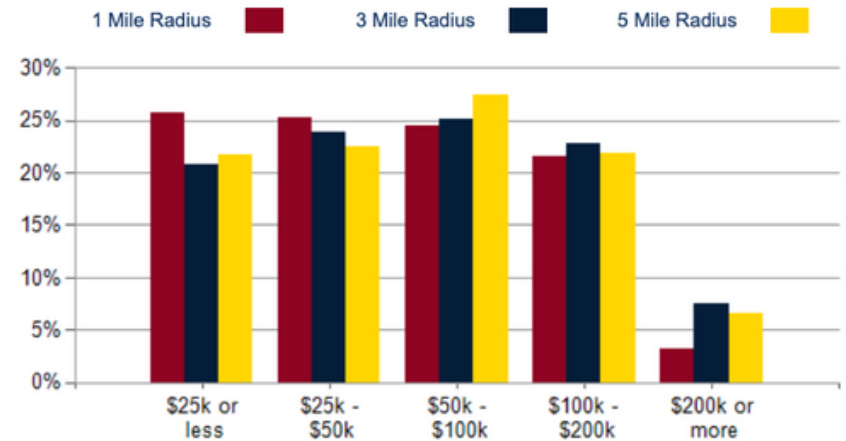
## TENANT INFORMATION

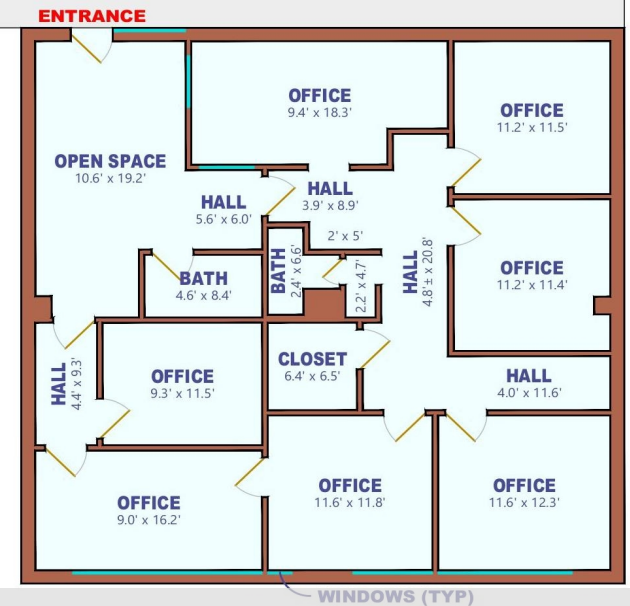
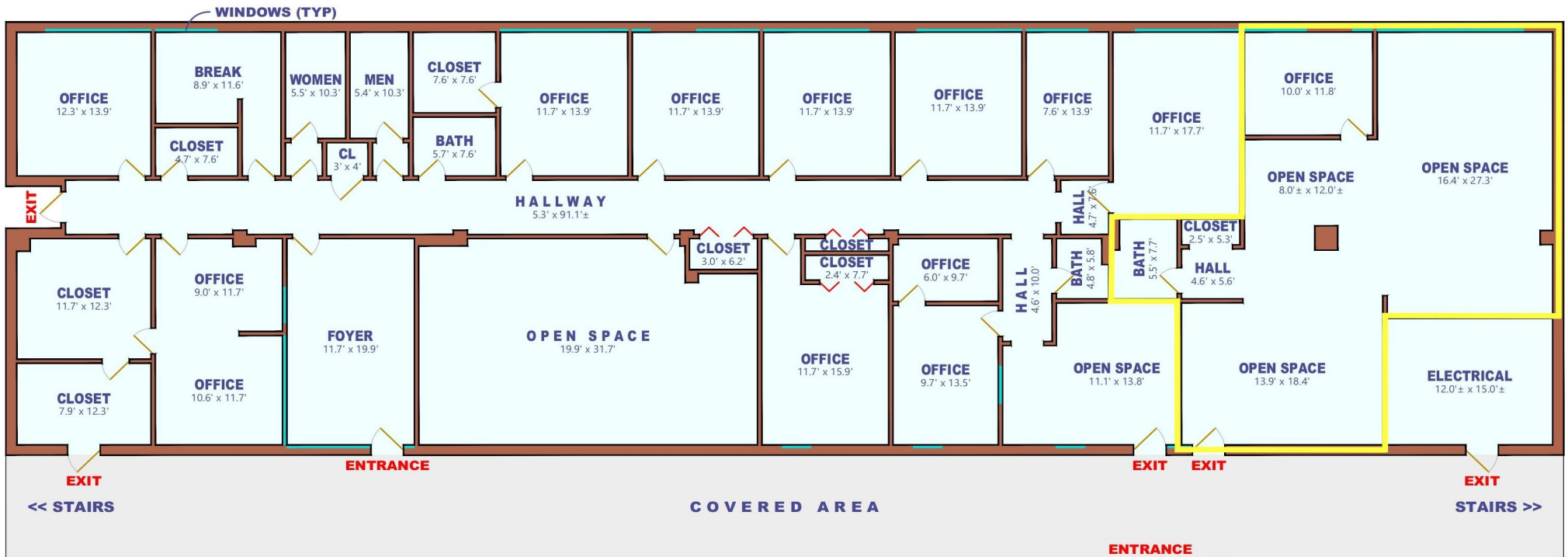
MAJOR TENANT/S	Physicians Group, American Health, Lighthouse Labs
LEASE TYPE	NNN

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%

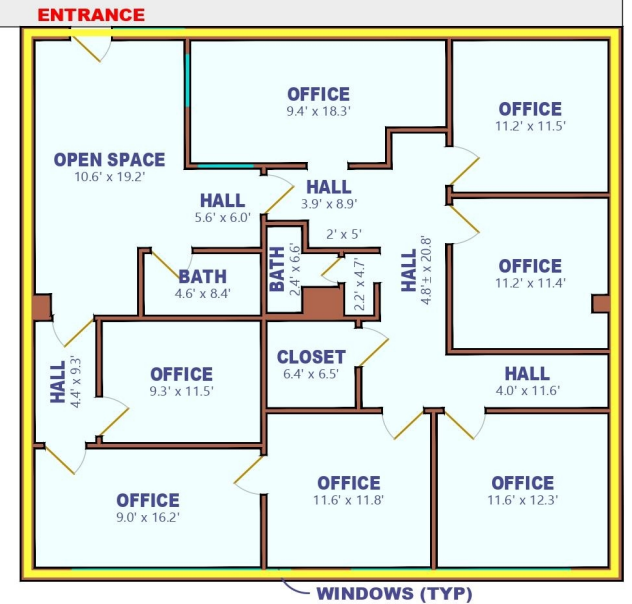
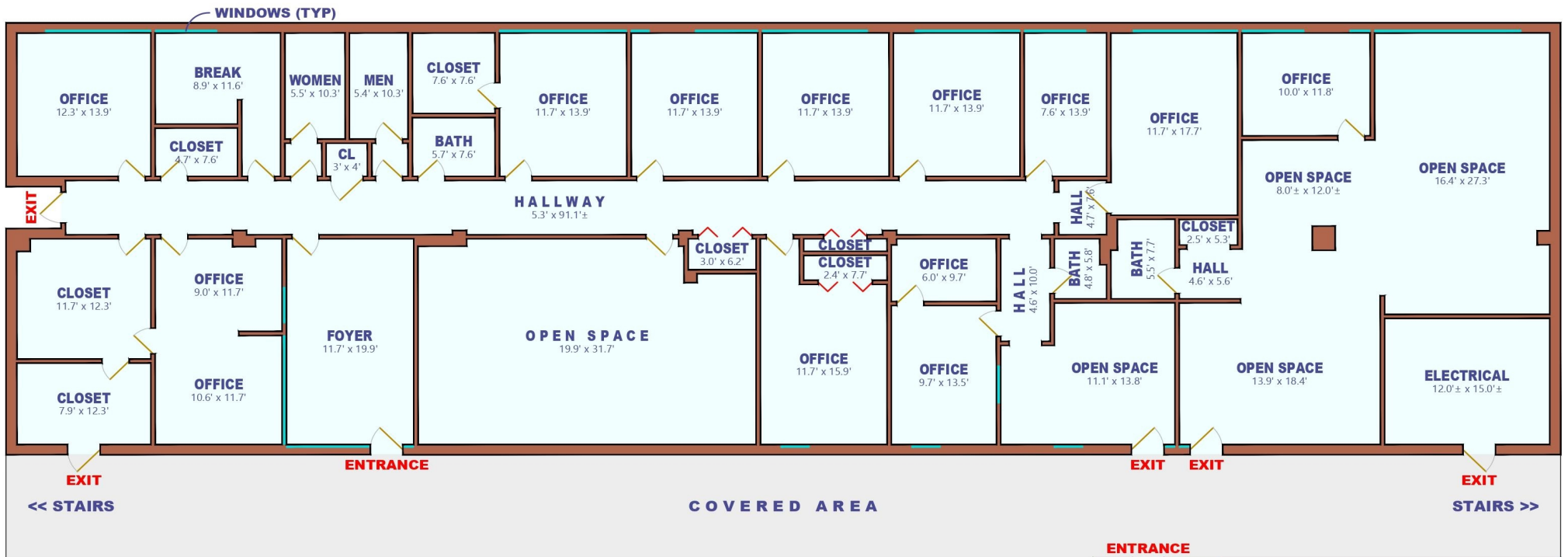
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,210	32,281	77,401
2010 Total Households	4,912	28,212	70,742
2025 Total Households	5,196	32,686	85,048
2030 Total Households	5,550	35,101	90,714
2025 Average Household Size	2.49	2.29	2.22
2025-2030: Households: Growth Rate	6.65%	7.20%	6.50%

### 2025 Household Income





**Suite 3**



Suite 4



# Jacksonville

DOWNTOWN

URBAN CORE

1

95

ARLINGTON HILLS

116

Jacksonville Arboretum & Gardens

W Beaver St

St Johns River

109A

REGENCY

115

WOODLAND ACRES

10

MURRAY HILL

FIVE POINTS

ARLINGTON

RIVERSIDE

SOUTHSIDE ESTATES

ALT

1

90

SAN MARCO

95

HOLIDAY HILL



228

90

AVONDALE

SANS SOUCI

KESHORE

ENGLEWOOD

109

WINDY HILL

211

17

295

ESCONNETT

SOUTHPOINT

SECRET COVE

202

115

DEERWOOD

13

DEERWOOD CENTER

BAYMEADOWS

JACKSONVILLE NAVAL AIR

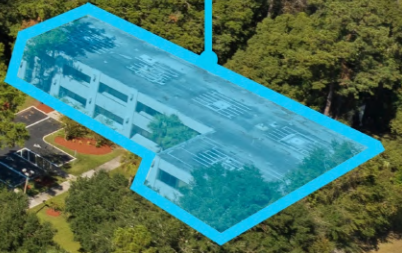
# Downtown Jacksonville

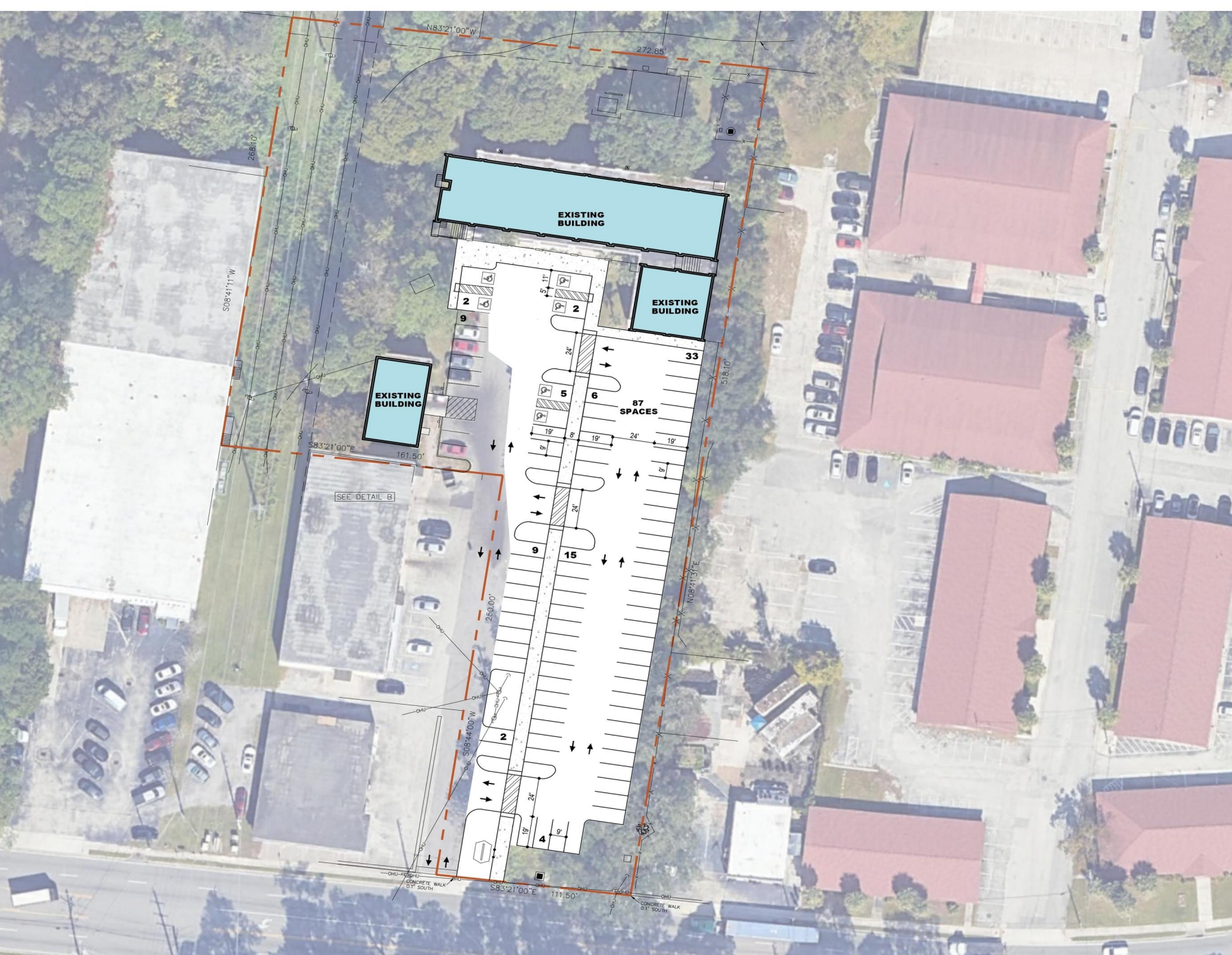


**OFF-SITE  
STORAGE**

**2<sup>ND</sup> FLOOR SUITES  
AVAILABLE**

**MRI IMAGING**





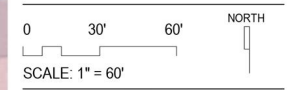
**SITE DATA**

SITE AREA	±2.32 AC
BUILDING	TBD SF
PARKING	87 SPACES

**NOTES**

SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND/OR FACE OF STRUCTURE.



**JACKSONVILLE, FLORIDA**  
4401 EMERSON STREET

**PROPOSED SITE PLAN**

# Proposed Parking Plan 5.2/1,000