

3604 University Blvd. South

MEDICAL OFFICE/RETAIL

 Symphony Research

FOR LEASE

3604 University Blvd. S.
Jacksonville, FL 32216



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HIGHLIGHTS

- Hospital-frontlocation across fromHCA Florida Memorial Hospital
- Ideal for urgent care, imaging, pharmacy, specialty, and therapy
- High-visibility University Blvd corridor (30,000 AADT)
- 18 surface parking spaces
- Built: 1970
- Zoning: CRO

POPULATION		
1.00 MILE	3.00 MILE	5.00 MILE
11,758	89,172	212,247
AVERAGE HOUSEHOLD INCOME		
1.00 MILE	3.00 MILE	5.00 MILE
\$87,811	\$82,752	\$85,871
NUMBER OF HOUSEHOLDS		
1.00 MILE	3.00 MILE	5.00 MILE
4,572	37,681	91,065

Suite	Floor	Size	Rent Per SF (Annual)	Lease Type
103	1	850 SF	\$24	MG
204	2	1,900 SF	\$14	MG

PARKING



