



OFFICE/RETAIL SPACES FOR LEASE

4243 SUNBEAM RD, JACKSONVILLE, FL 32257

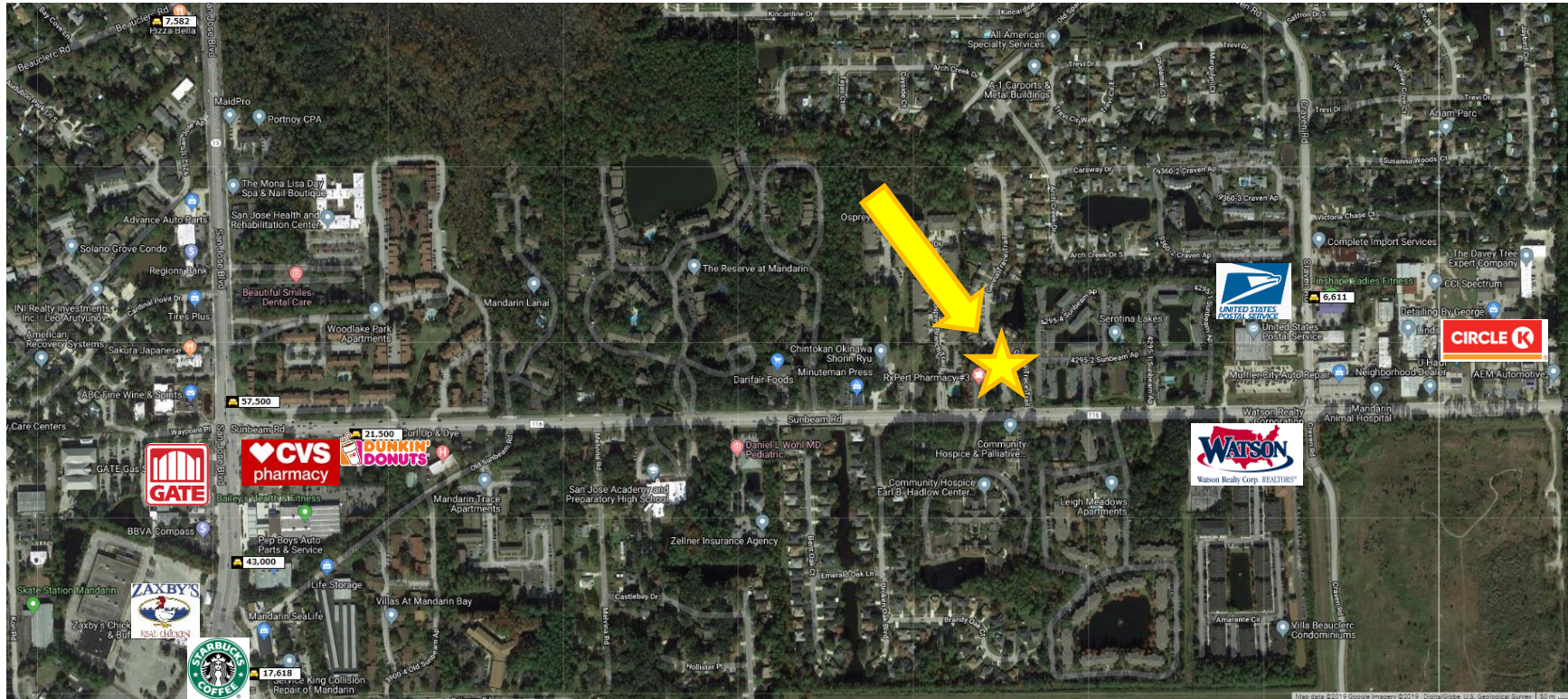




UNITED
RETAIL SERVICES

OFFICE/RETAIL SPACES FOR LEASE

4243 SUNBEAM RD, JACKSONVILLE, FL 32257



VICTORIA ERGISI

LICENSED REAL ESTATE SALES ASSOCIATE

CELL. (904)945-4122

EMAIL. VERGISI@UNITEDRETAILSERVICES.COM

OFFICE. 8337 GOODBYS EXECUTIVE DR STE # 1

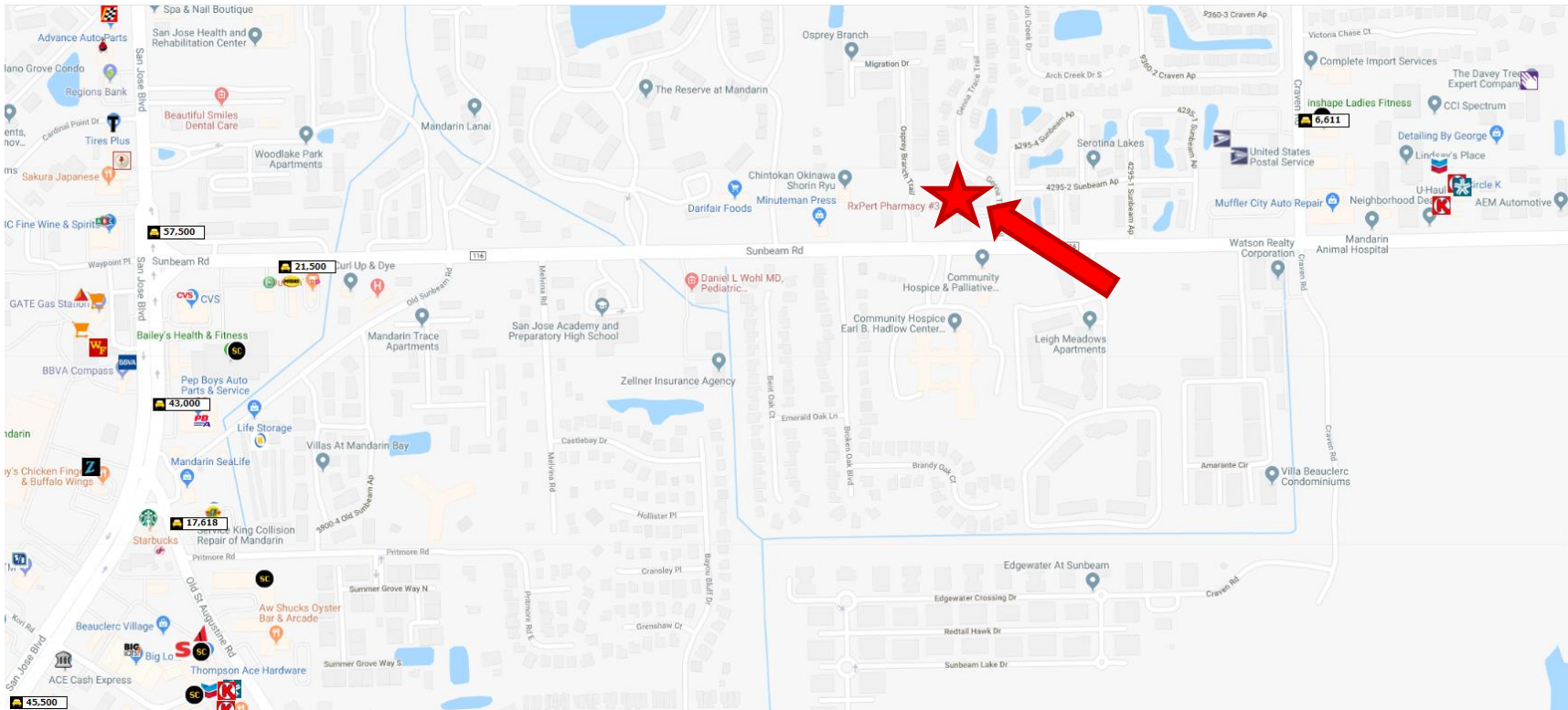
JACKSONVILLE, FL 32217



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SQUARE FOOTAGE

TWO 900 SF AVAILABLE

WITH MORE COMING SOON

ABUNDANT PARKING

TWENTY FIVE SPACES AS WELL

AS A HANDICAP SPACE

SPACE USE

OFFICE OR RETAIL

ZONING

CRO ZONING

DAILY AVERAGE TRAFFIC

57,500 +/- AADT ON

SUNBEAM RD S

BENEFITS OF SITE

LOCATION DIRECTLY IN VIEW OF MAIN

ROAD AND NEWLY RENOVATED

BUILDING SIZE/FLOORS

8,717 +/- SF

ONE STORY BUILDING

LARGER SPACE MAY BE CREATED

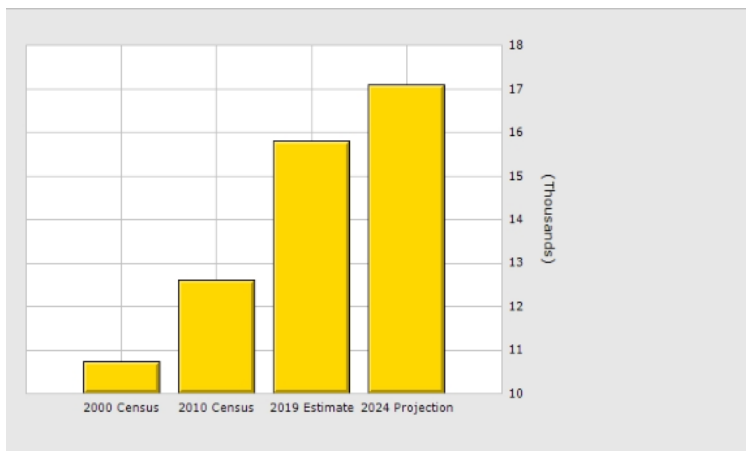




UNITED
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OFFICE/RETAIL SPACES FOR LEASE

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	1 Mile	3 Mile	5 Mile
Population			
2019 Total Population:	15,791	61,859	148,627
2024 Population:	17,099	65,303	157,387
Pop Growth 2019-2024:	8.28%	5.57%	5.89%
Average Age:	37.30	39.10	38.80
Households			
2019 Total Households:	6,944	27,056	63,512
HH Growth 2019-2024:	8.57%	5.56%	5.95%
Median Household Inc:	\$47,244	\$55,172	\$59,685
Avg Household Size:	2.20	2.30	2.30
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$178,172	\$185,410	\$211,235
Median Year Built:	1997	1986	1988

Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	17,099	65,303	157,387
2019 Estimate	15,791	61,859	148,627
2010 Census	12,600	58,820	138,588
Growth 2019-2024	8.28%	5.57%	5.89%
Growth 2010-2019	25.33%	5.17%	7.24%
2019 Population Hispanic Origin	2,265	7,839	17,344
2019 Population by Race:			
White	11,325	47,681	112,301
Black	3,098	8,877	19,516
Am. Indian & Alaskan	102	311	663
Asian	721	3,090	11,638
Hawaiian & Pacific Island	21	66	148
Other	525	1,834	4,361
U.S. Armed Forces:	31	107	2,119
Households:			
2024 Projection	7,539	28,560	67,288
2019 Estimate	6,944	27,056	63,512
2010 Census	5,433	25,723	59,004
Growth 2019 - 2024	8.57%	5.56%	5.95%
Growth 2010 - 2019	27.81%	5.18%	7.64%
Owner Occupied	2,999	14,912	35,546
Renter Occupied	3,945	12,145	27,966
2019 Avg Household Income	\$60,672	\$71,571	\$78,582
2019 Med Household Income	\$47,244	\$55,172	\$59,685
2019 Households by Household Inc:			
<\$25,000	1,522	4,788	10,348
\$25,000 - \$50,000	2,112	7,408	15,803
\$50,000 - \$75,000	1,423	5,221	13,044
\$75,000 - \$100,000	882	4,061	8,660
\$100,000 - \$125,000	499	2,438	5,978
\$125,000 - \$150,000	218	1,037	3,055
\$150,000 - \$200,000	161	1,171	3,468
\$200,000+	128	934	3,156