

MEDICAL FACILITY FOR LEASE

5737 Barnhill Dr Jacksonville, FL 32207



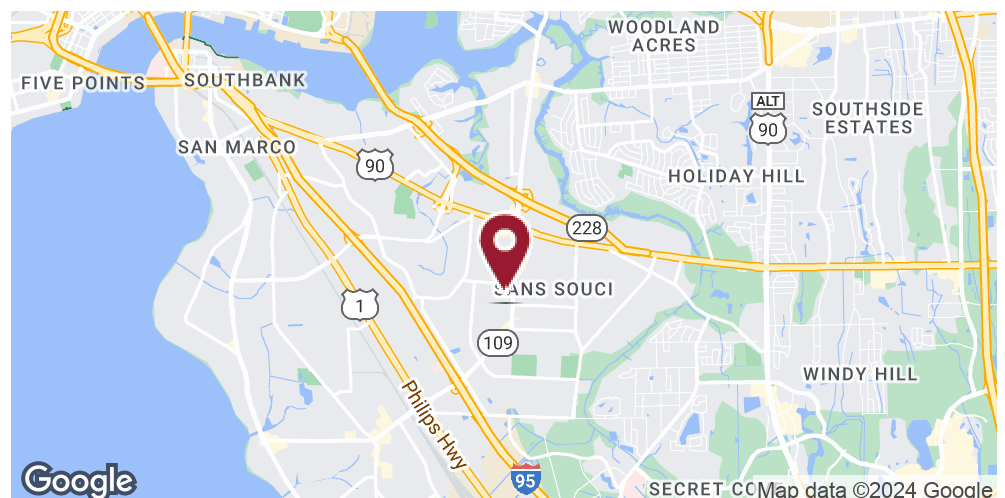
OFFERING SUMMARY

Building Size:	6,300 SF
Unit 1:	4,000± SF
Unit 2:	2,300± SF
Zoning:	CCG-1 w/ PUD
Utilities:	City water & sewer
Lease Rate:	\$14.00 PSF (NNN)
OPEX:	\$5.50 PSF

PROPERTY OVERVIEW

Two modern, well-maintained medical spaces near Memorial Hospital, each offering the following:

- Reception areas
- Private offices
- Multiple examining rooms w/ corresponding plumbing fixtures
- File storage



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Information provided is deemed accurate, but subject to errors and/or omissions.



Pine Street / RPS

MEDICAL OFFICE BUILDING FOR LEASE
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,151	68,472	174,868
Average Age	37.1	36.6	35.6
Average Age (Male)	31.7	34.6	34.3
Average Age (Female)	42.7	39.0	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,089	28,022	72,556
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$50,010	\$56,154	\$58,946
Average House Value	\$213,421	\$219,021	\$226,416

* Demographic data derived from 2020 ACS - US Census

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