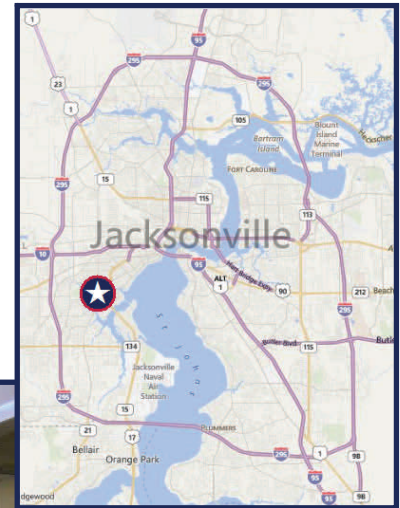




**OFFICE/MEDICAL/RETAIL FOR LEASE OFF US 17
4558 SAN JUAN AVE, JACKSONVILLE, FL 32210
3000 SF - ZONED: CCG-2
\$ 12.00/SF/YR (\$3000/mo)**

- ★ Convenient and accessible location one block west of US 17 (Roosevelt Blvd). ★
- ★ Turnkey medical space with ADA restrooms and necessary plumbing throughout. ★
- ★ Interior features 6 offices, waiting rm, reception, 3 restrooms & large open workspace. ★
- ★ CCG-2 Zoning will allow a variety of uses including retail, office, medical, etc. ★



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