

For Lease

8,283 SF | Call For Pricing
Office / Retail Space



5805 Ramona Boulevard

Jacksonville, Florida 32205

Property Highlights

- 8,283 SF freestanding commercial building on 1.52 acres
- Exceptional I-10 visibility with approximately 136,000 VPD
- Prominent pylon signage visible from I-10
- 45 surface parking spaces, approximately 5.4 per 1,000 SF
- Flexible layout w/open areas, private rooms, kitchenette & storage
- Convenient access to I-10 and I-295 w/versatile CCG-2 zoning

Property Overview

Freestanding 8,283-square-foot commercial building situated on 1.52 acres in Jacksonville's Westside submarket. The property offers excellent visibility from I-10, prominent pylon signage and exposure to approximately 136,000 vehicles per day. Its adaptable interior features a reception or showroom area, expansive open spaces, private rooms, a kitchenette and storage, accommodating a variety of office, retail, medical, educational, fitness, nonprofit and service-oriented users. With 45 surface parking spaces, convenient interstate access and flexible CCG-2 zoning, the property presents a highly visible opportunity for a broad range of tenants.

Offering Summary

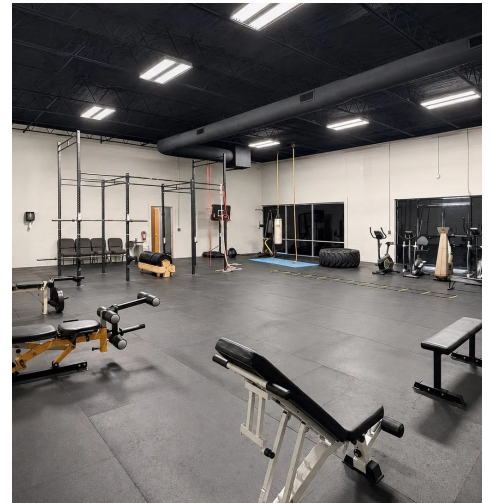
Lease Rate:	Call For Pricing
Available Area:	8,283 SF
Building Type:	Freestanding Office/Retail
Lot Size:	1.52 Acres
Zoning:	CCG-2
Parking:	45 Spaces, 5.4/1,000 SF
Signage:	Pylon Signage Along I-10
Traffic Count:	136,000 VPD on I-10

For More Information



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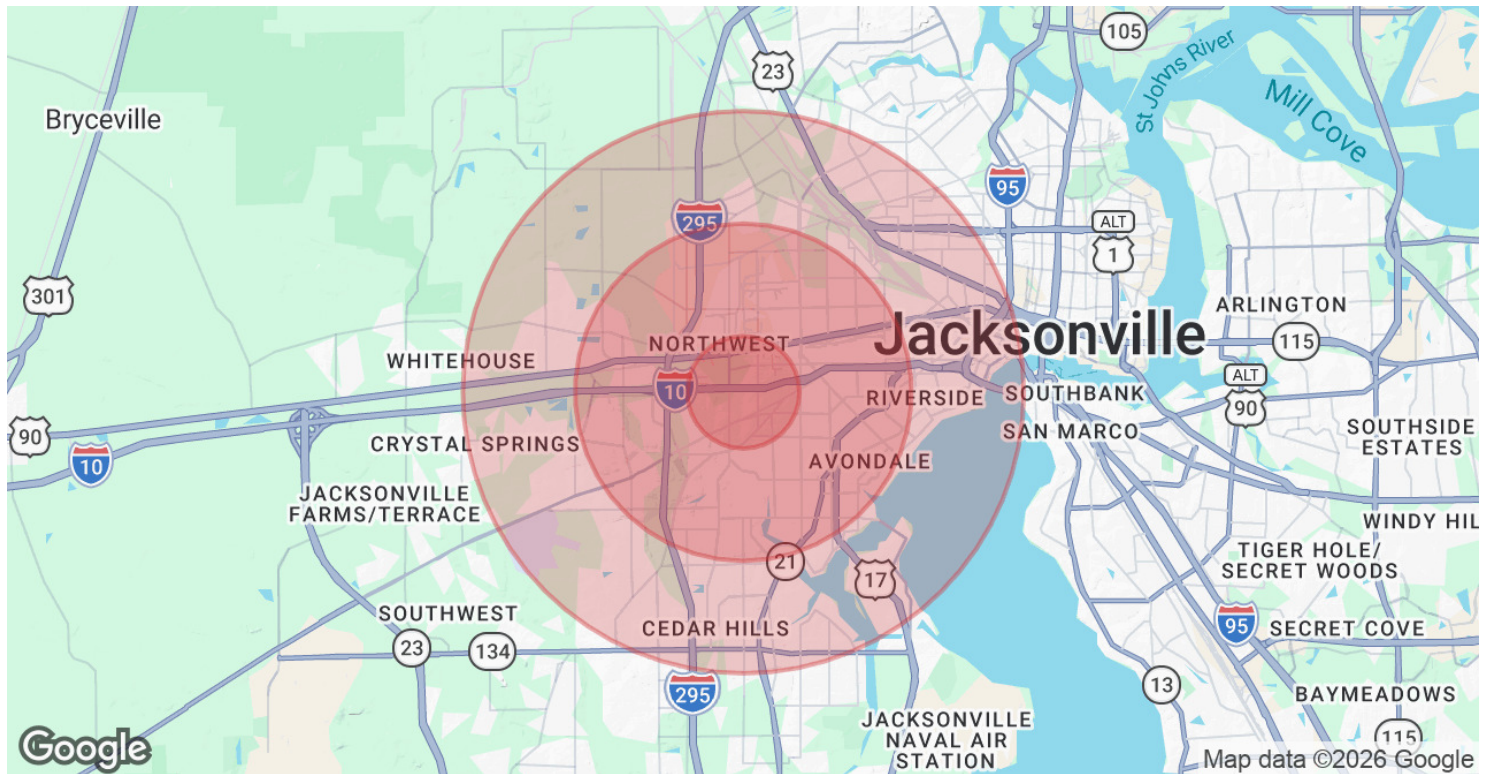
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,903	66,856	164,233
Average Age	32.9	37.8	38.5
Average Age (Male)	33.8	36.9	36.7
Average Age (Female)	32.6	38.5	39.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,808	28,572	68,265
# of Persons per HH	2.7	2.3	2.4
Average HH Income	\$60,023	\$73,008	\$77,094
Average House Value	\$135,847	\$210,270	\$243,427

2023 American Community Survey (ACS)