

JACKSONVILLE, FL 32257



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (MG)
Building Size:	4,049 SF
Available SF:	2,022 SF
Renovated:	2023
Zoning:	CCG-1

PROPERTY HIGHLIGHTS

- Versatile layout for office or medical use
- Ample parking for customers and clients
- High visibility for maximum exposure
- Modern finishes and expansive windows for natural light
- Convenient access for customers
- Located in a high-traffic area
- Ideal space to optimize business potential



AMANDA RICHARDS

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PROPERTY HIGHLIGHTS

- - Versatile layout for office or medical use
- - Ample parking for customers and clients
- - Reception area, 4 offices, and co-working space
- - Modern finishes and expansive windows for natural light
- - Convenient access for customers
- - Located in a high-traffic area
- - Ideal space to optimize business potential

LOCATION DESCRIPTION

Conveniently nestled in the center of Jacksonville, FL, the location at 3753-1 Cardinal Point Drive offers a thriving neighborhood dotted with an array of amenities. Surrounding the property, you'll find plenty of dining options, such as the popular eateries in the nearby San Jose Plaza and Mandarin Landing. With its close proximity to major roadways and business centers, this prime location is the perfect choice for office tenants seeking a dynamic and accessible locale for their business operations. Plus, ample parking ensures convenience for employees and visitors alike. Embrace the seamless fusion of convenience and opportunity in this vibrant community, surrounded by a diverse array of businesses and services.

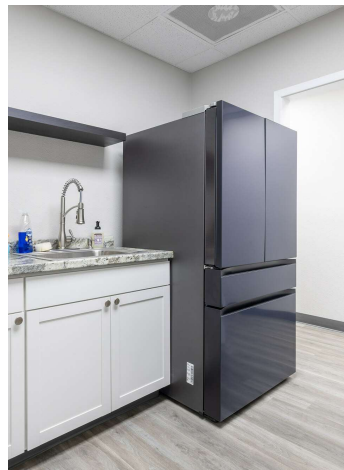
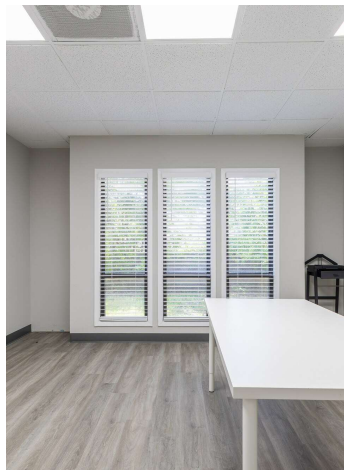
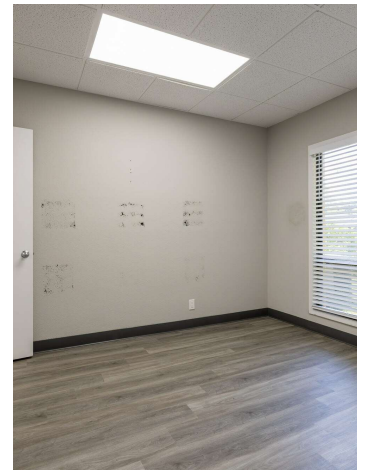
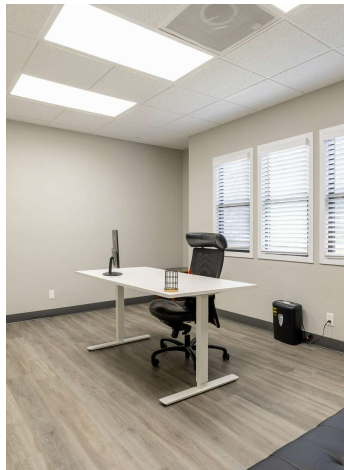
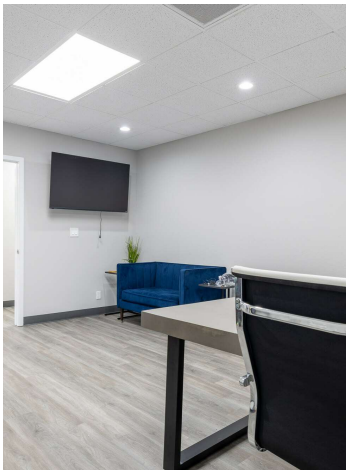
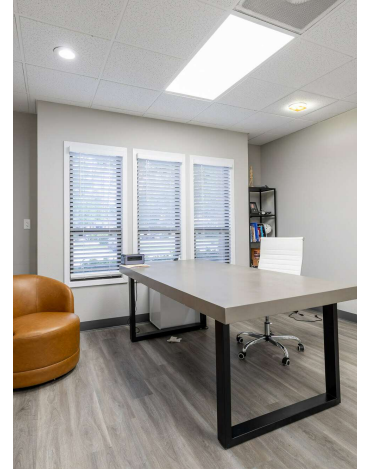
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	284	1,356	4,870
Total Population	584	2,952	11,143
Average HH Income	\$109,281	\$99,250	\$110,367

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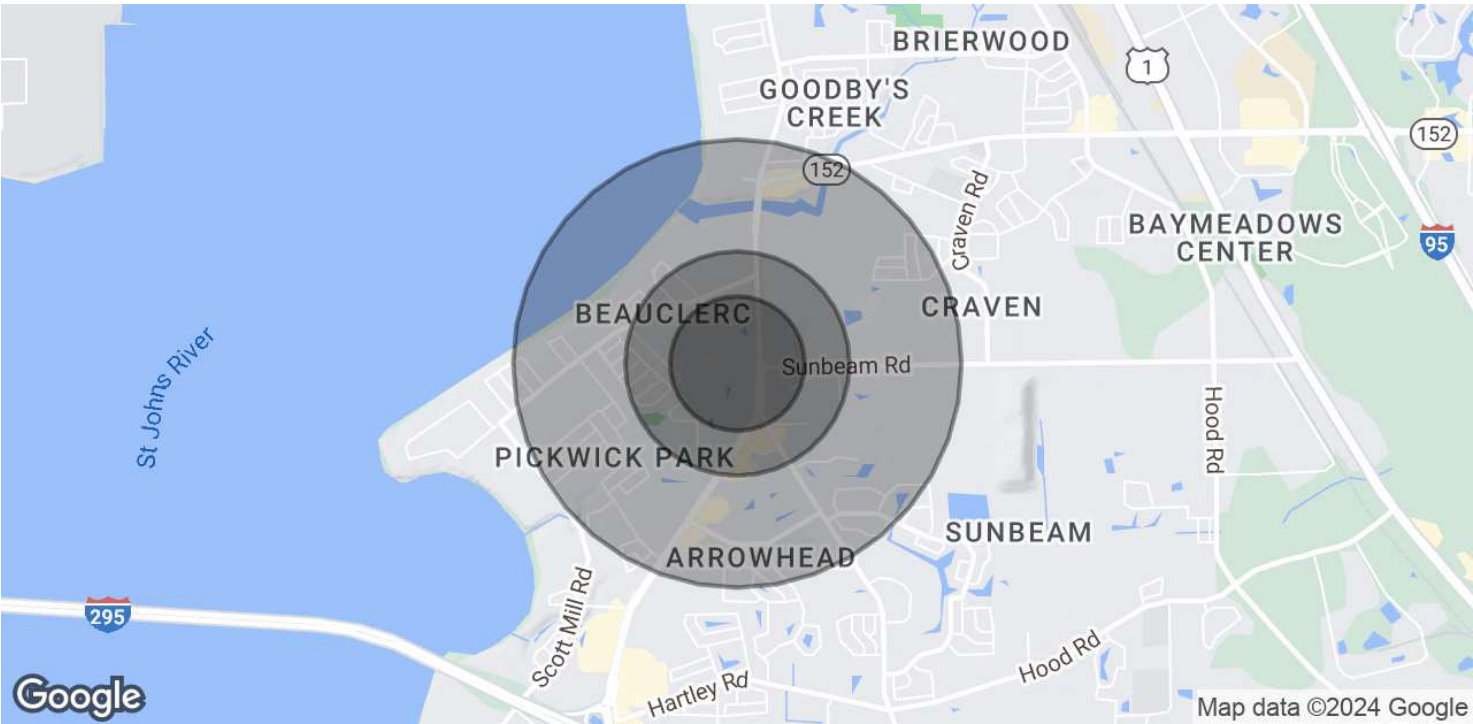


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	584	2,952	11,143
Average Age	46	44	43
Average Age (Male)	44	41	41
Average Age (Female)	48	46	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	284	1,356	4,870
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$109,281	\$99,250	\$110,367
Average House Value	\$316,128	\$308,751	\$335,774

Demographics data derived from AlphaMap

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