

FOR SALE

OFFICE CONDO IN MANDARIN PROFESSIONAL COMPLEX



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

9776 San Jose Boulevard, Unit #12, Jacksonville, FL 32257



OFFERING SUMMARY

Sale Price:	\$175,000
Building Size:	775 SF
Price / SF:	\$225.81
Year Built:	1988
Renovated:	2018
Zoning:	CCG-2

PROPERTY OVERVIEW

This Mandarin office condo is newly renovated offering three (3) private offices with a reception, break room, and two (2) restrooms.

This office park has an elevator available and an abundance of parking. The CCG-2 zoning allows for any professional, or medical use.

Association fees are \$235.00 per month

PROPERTY HIGHLIGHTS

- 775 +/- SF
- CCG-2 zoning
- Abundant parking
- Seller Financing Available

PRESENTED BY:

AMANDA KINKADE

904.635.6376

amanda@kinkadecommercial.com

EXECUTIVE SUMMARY

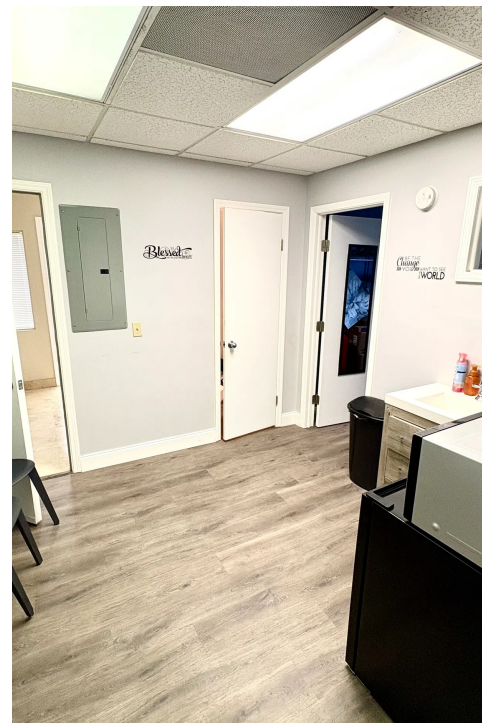
FOR SALE

OFFICE CONDO IN MANDARIN PROFESSIONAL COMPLEX



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

9776 San Jose Boulevard, Unit #12, Jacksonville, FL 32257



PRESENTED BY:

AMANDA KINKADE

904.635.6376

amanda@kinkadecommercial.com

ADDITIONAL PHOTOS

FOR SALE

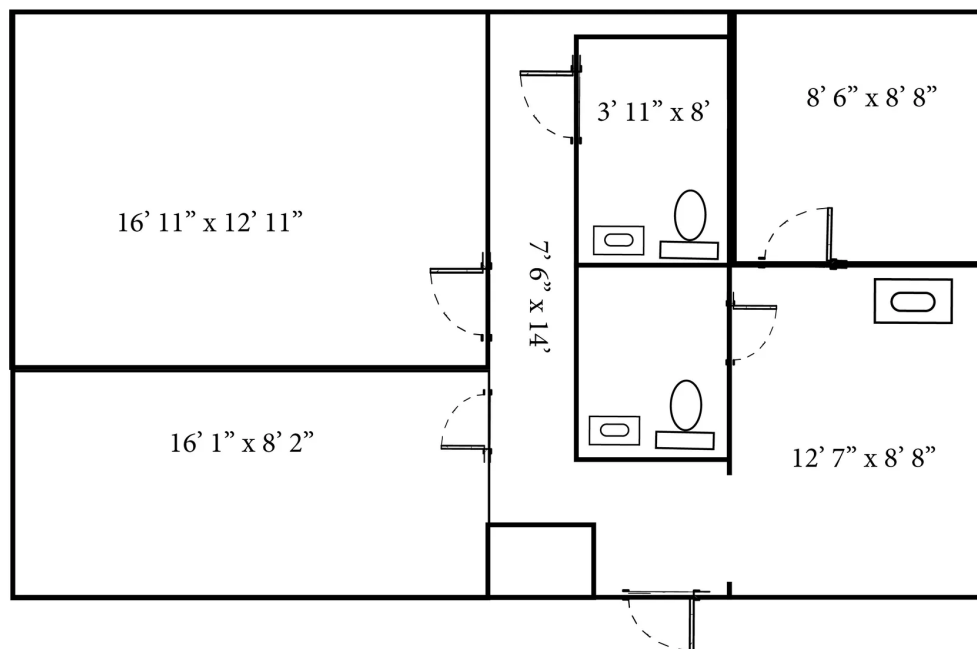
OFFICE CONDO IN MANDARIN PROFESSIONAL COMPLEX



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

9776 San Jose Boulevard, Unit #12, Jacksonville, FL 32257

9776 San Jose Blvd., Unit 12



PRESENTED BY:

AMANDA KINKADE

904.635.6376

amanda@kinkadecommercial.com

FLOOR PLAN

FOR SALE

OFFICE CONDO IN MANDARIN PROFESSIONAL COMPLEX



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

9776 San Jose Boulevard, Unit #12, Jacksonville, FL 32257



LOCATION OVERVIEW

Located in the Mandarin Profession Complex along San Jose Blvd., less than 3 miles from I-295 and 10 miles from downtown.

PRESENTED BY:

AMANDA KINKADE

904.635.6376

amanda@kinkadecommercial.com

LOCATION MAP

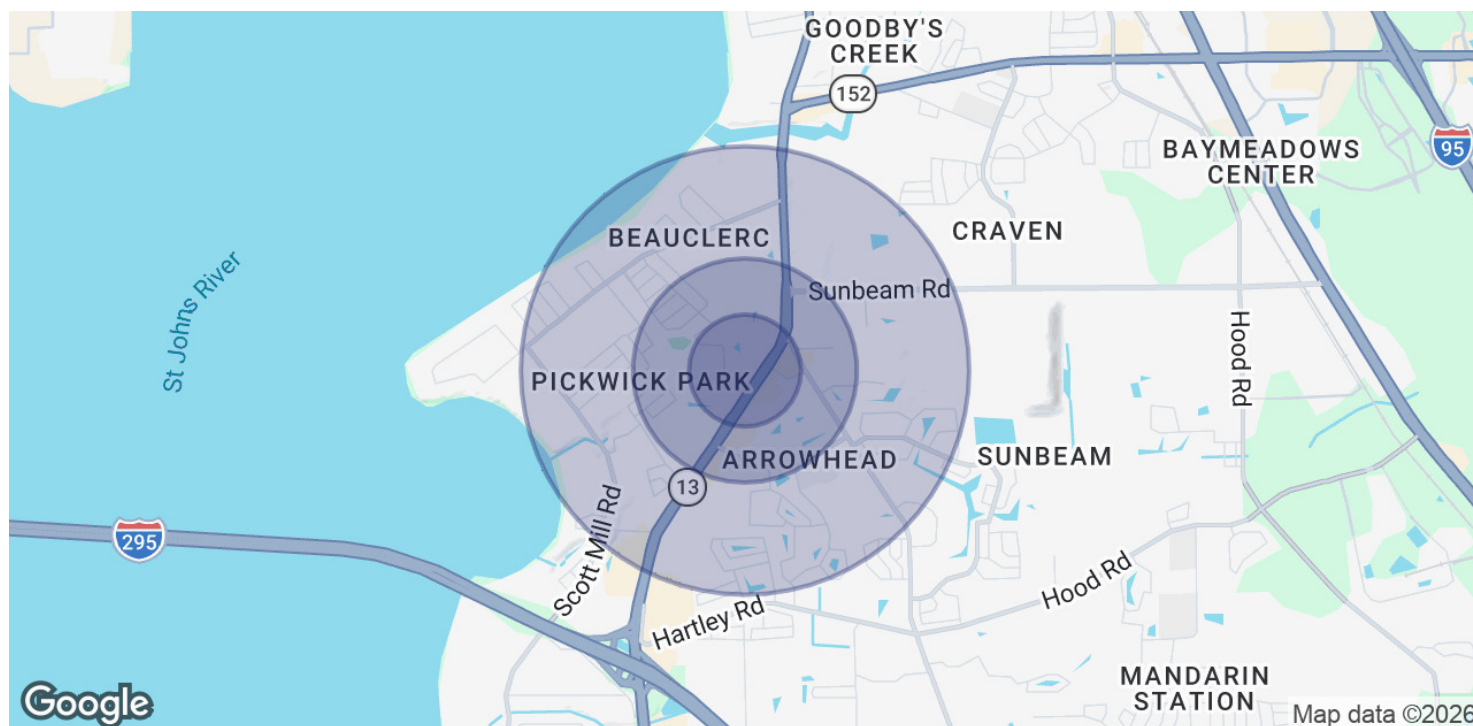
FOR SALE

OFFICE CONDO IN MANDARIN PROFESSIONAL COMPLEX



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

9776 San Jose Boulevard, Unit #12, Jacksonville, FL 32257



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	845	3,350	11,574
Average Age	41.0	41.1	40.6
Average Age (Male)	40.8	40.4	39.4
Average Age (Female)	41.3	41.5	41.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	350	1,460	5,180
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$109,697	\$102,664	\$106,970
Average House Value	\$302,406	\$300,403	\$313,622

2023 American Community Survey (ACS)

PRESENTED BY:

AMANDA KINKADE

904.635.6376

amanda@kinkadecommercial.com