

2715 OAK ST.

2715 Oak St. | Jacksonville, FL
OFFERING MEMORANDUM



6,100SF OFFICE IN RIVERSIDE

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OFFERING SUMMARY

ADDRESS	2715 Oak St. Jacksonville FL 32205
BUILDING SF	6,292 SF
NET RENTABLE AREA (SF)	6,100
LAND ACRES	0.42
YEAR BUILT	1988
ZONING	CRO (Commercial, Residential, Office)
PARCEL #	065325 0000

FINANCIAL SUMMARY

PRICE	\$1,800,000
PRICE PSF	\$295.08

PROPERTY HIGHLIGHTS

- Originally designed as 6 separate suites; currently configured for single-tenant use
- Reception area, 19 private offices, 2 conference rooms, kitchen, breakroom, 3 restrooms, and storage
- Brick veneer construction with composition shingle roof
- 600 amp/250V/3-phase electric service
- Fully paved asphalt parking lot containing 22 on-site parking spaces. 9 additional street spaces are also available.
- Attractive to owner-users or investors seeking medical office
- Current tenant will vacate upon the end of their term: 3/31/2026





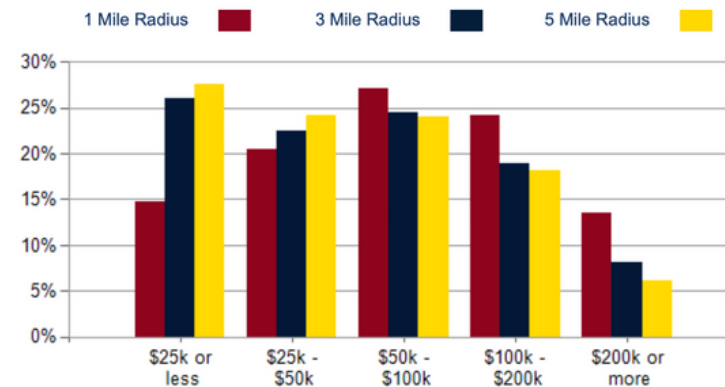
LOCATION HIGHLIGHTS

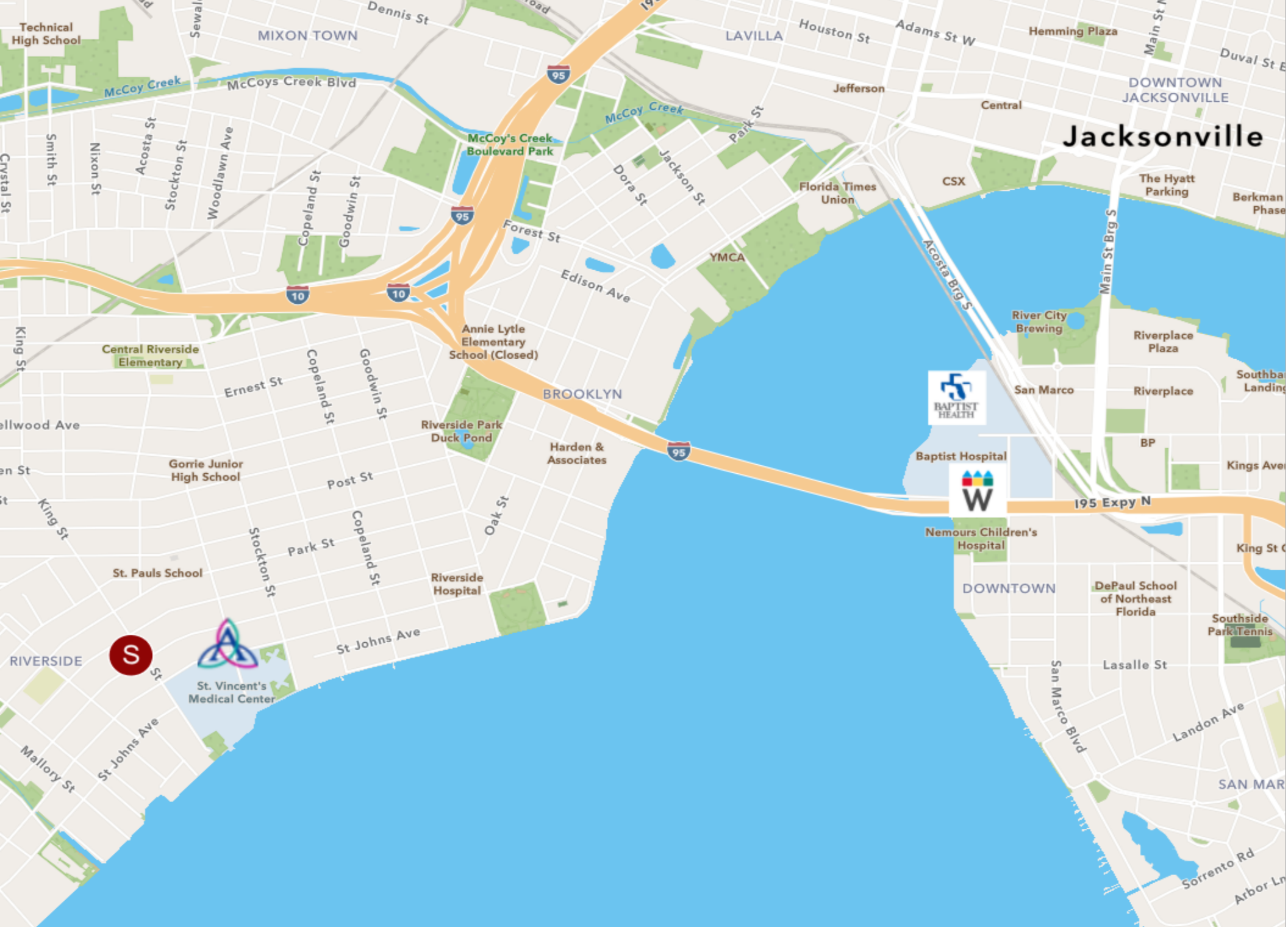
- Located in Jacksonville's desirable Riverside neighborhood
- One block from Ascension St. Vincent's Riverside Hospital (528 beds)
- Walking distance to King Street restaurants, bars, boutiques, Five Points and the Cummer Museum of Art & Gardens
- Easy access to I-95, I-10, and Downtown Jacksonville

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	11,724	78,314	187,585
2025 Median HH Income	\$77,395	\$52,159	\$47,479
2025 Average HH Income	\$114,556	\$86,773	\$77,506

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,524	34,823	85,510
2010 Total Households	5,868	29,928	71,346
2025 Total Households	6,370	35,017	80,356
2030 Total Households	6,469	37,436	84,334
2025 Average Household Size	1.74	2.07	2.25
2025-2030: Households: Growth Rate	1.55%	6.70%	4.85%

2025 Household Income





Jacksonville

DOWNTOWN JACKSONVILLE

BROOKLYN

DOWNTOWN

SAN MARCO

Technical High School

MIXON TOWN

LAVILLA

DOWNTOWN JACKSONVILLE

Jacksonville

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MIXON TOWN

LAVILLA

Downtown Jacksonville

St. Vincent's Hospital



Aerial

