



4775 WINDSOR COMMONS CT
JACKSONVILLE, FL 32224

Leasing: Retail / Office Units



Property Highlights

- Upscale neighborhood center next to the Publix anchored Windsor Commons Shopping Center
- Conveniently located off of Hodges Blvd and access to J Turner Blvd (JTB)
- Retail / Office centric area supporting strong residential area communities

Property Summary

Building Size	11,016 SF
Lot Size	1.17 acres
Parcel ID	167733-1530
Zoning	PUD
Parking	51
Traffic Count	28,500 Hodges Blvd

Demographics

Population	1 mi - 5,522	3 mi - 37,888	5 mi - 143,665
Income	1 mi - \$95,916	3 mi - \$122,008	5 mi - \$112,536
Age	44.6	38.6	39.6

Available Spaces

Lease Rate	Call for Pricing / NNN
Unit #2	1,120 SF
Unit # 3 / 4	1,908 SF
Unit #5	1,053 SF Leased



Bob Hillis
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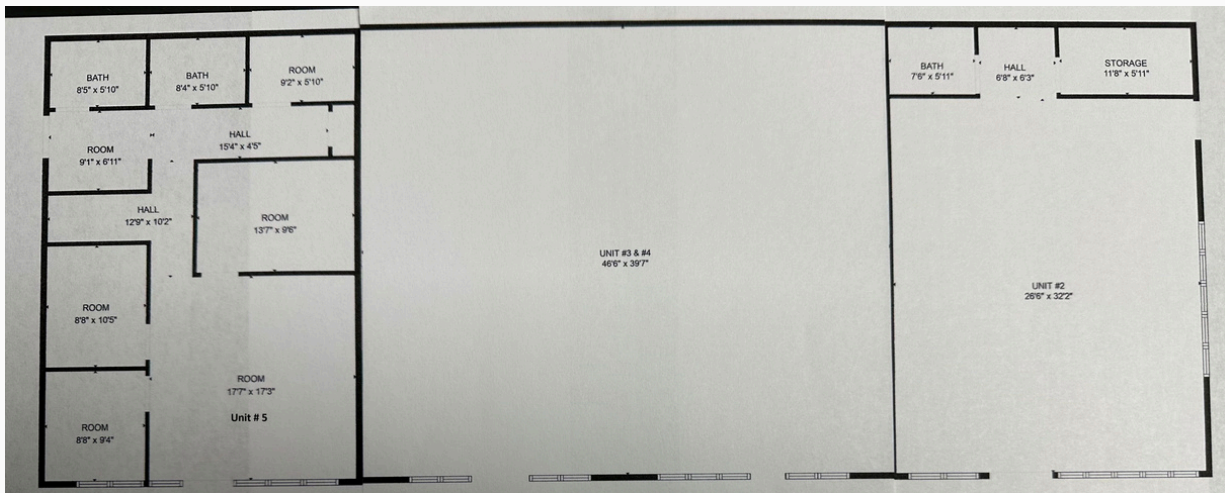
Jason Diaz
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* All information furnished regarding the property are from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental or other conditions.



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Site & Floor Plans



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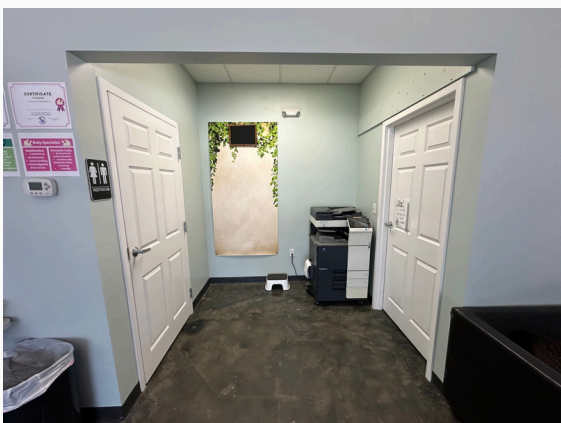
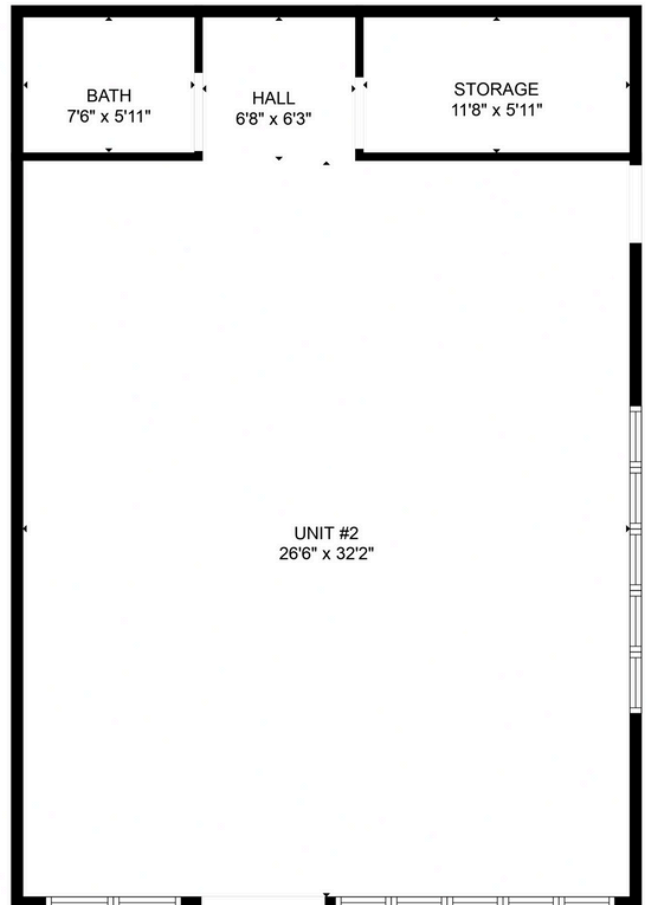


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Unit #2



Unit Summary	
Unit Size	1,120 SF (can be combined w/ other units up to 4,081 SF)
Build Out	Vanilla Shell
Restroom	1 ADA
HVAC	Yes
Leasing Rate	Call for Pricing / NNN



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Unit #3 / #4



Unit Summary

Unit Size	1,908 SF (can be combined w/ other units up to 4,081 SF)
Build Out	Dark Grey Shell, 2 front entrance doors
Plumbing	Roughed In (2 locations)
Leasing Rate	Call for Pricing / NNN



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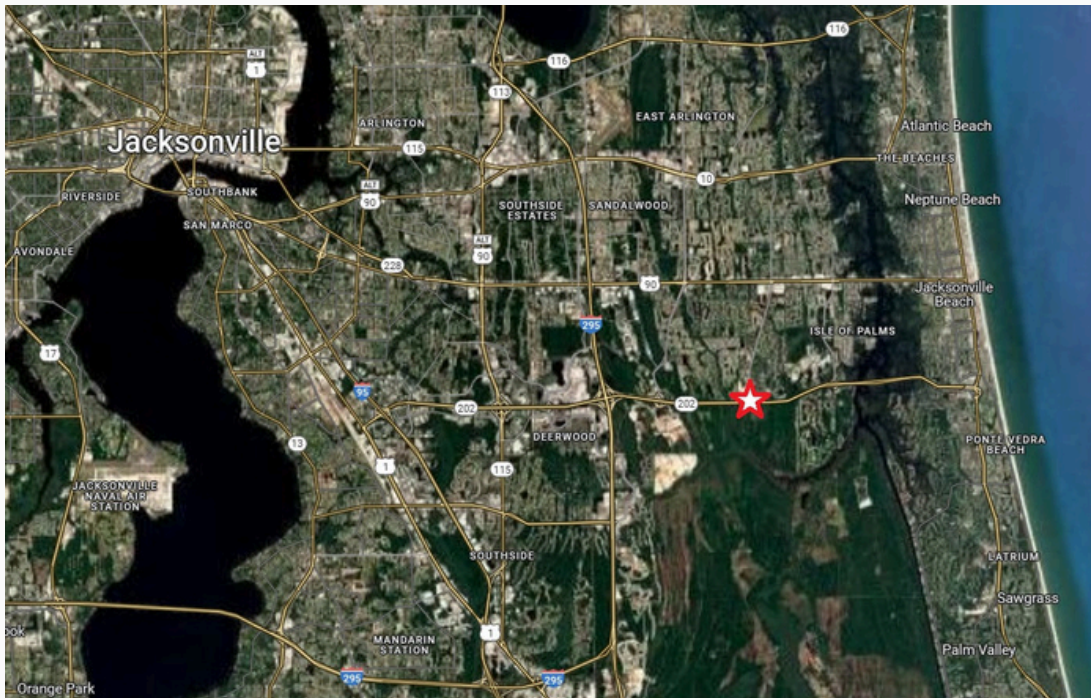
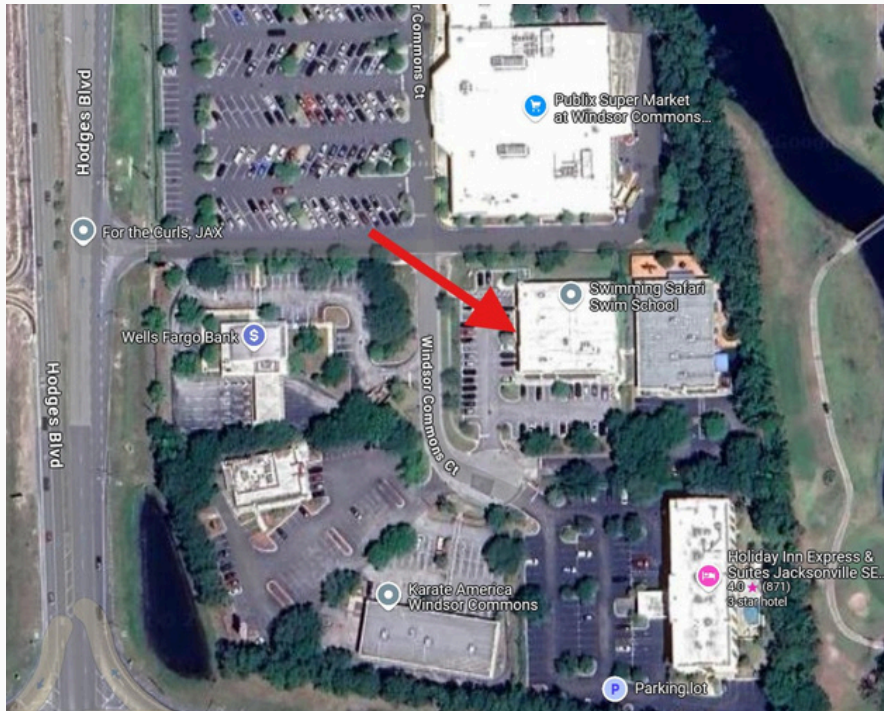
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