

MEDICAL OFFICE SPACE FOR LEASE

ARLINGTON MEDICAL PLAZA

6484 FORT CAROLINE RD, JACKSONVILLE, FL 32277-2042



PRIME REALTY



For More Information:

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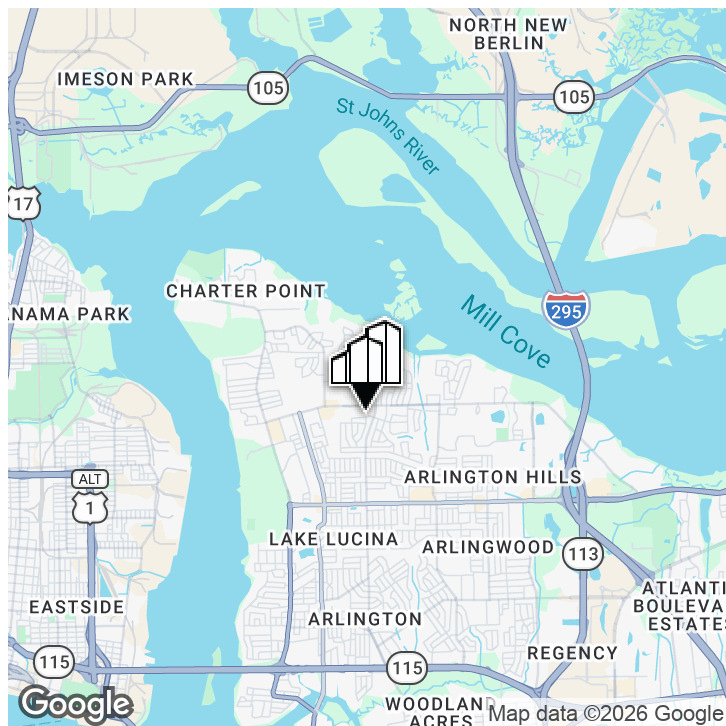
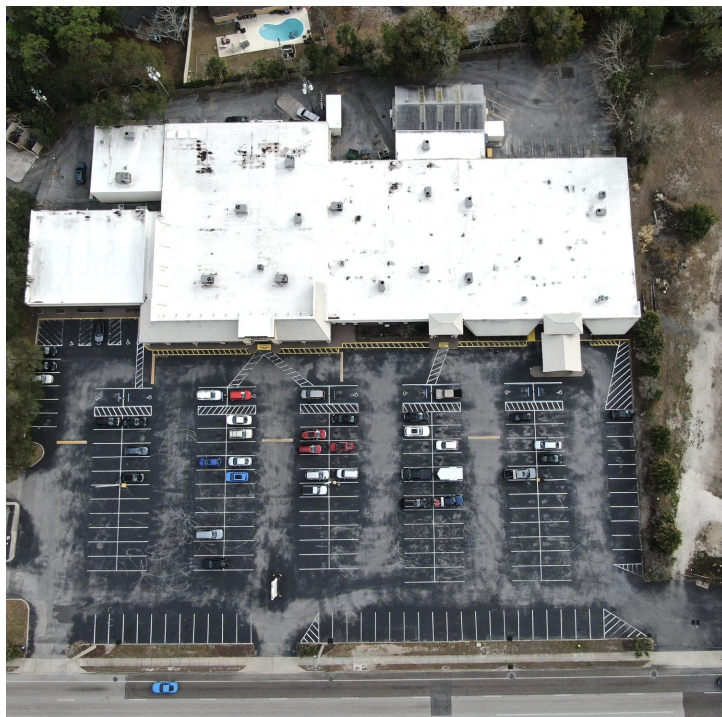
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4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

ARLINGTON MEDICAL PLAZA | 6484 Fort Caroline Rd, Jacksonville, FL 32277-2042



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
NNN Estimate:	\$5.00 SF/yr
Term:	Negotiable
Building Size:	45,605
Zoning:	CCG-1
Year Built:	1964
Available Space:	1,500 - 26,150 SF

PROPERTY OVERVIEW

Prime Realty is proud to present this fantastic leasing opportunity in the heart of Arlington, Jacksonville. The Arlington Medical Plaza is an established community healthcare plaza with high traffic counts and ample parking.

The location offers easy access to multiple other healthcare facilities, including Memorial Hospital Jacksonville and St. Vincent's Medical Center.

Come be part of the Arlington Medical Center!

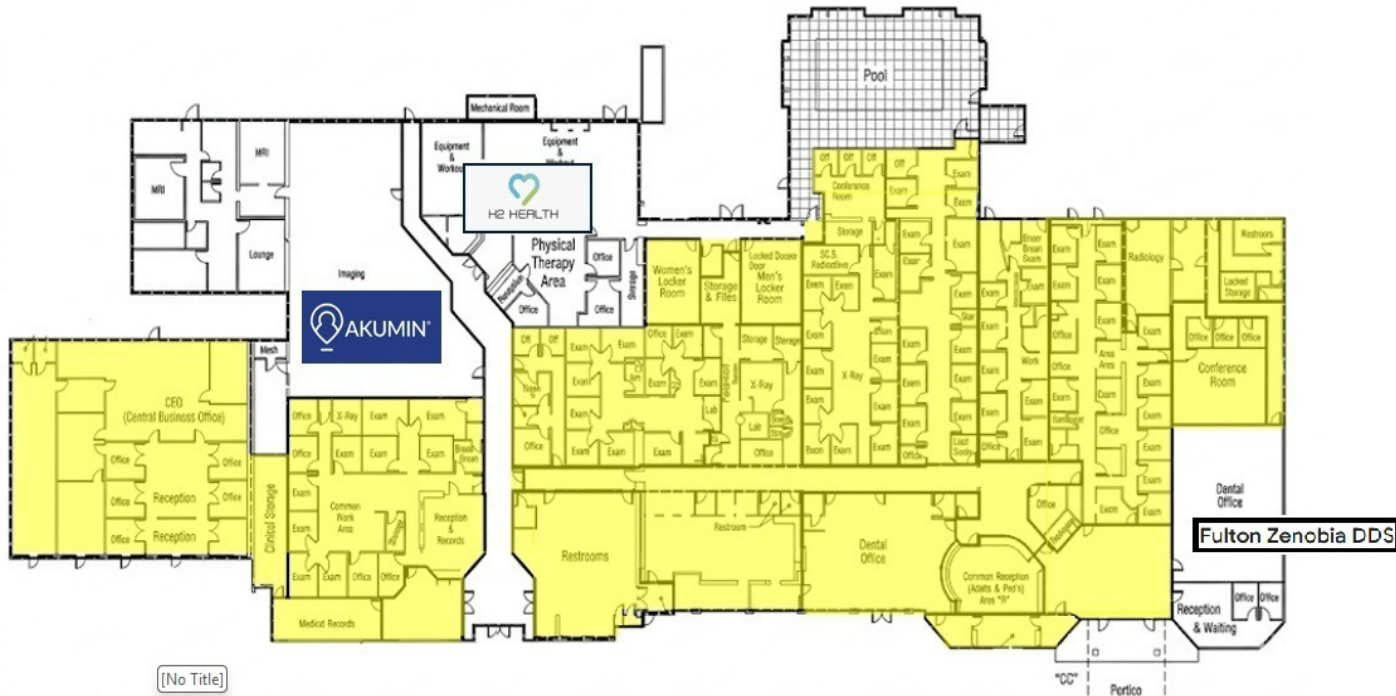
PROPERTY HIGHLIGHTS

- Ample Parking
- High Traffic Counts
- Centrally Located
- Established Community Medical Center
- Range of Space Sizes Available

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ARLINGTON MEDICAL PLAZA

An established community medical center nestled in the heart of Arlington, Jacksonville, Arlington Medical Plaza offers an array of office space sizes in a professional campus, ideal for a variety of healthcare professionals. The location boasts proximity to a growing population and offers easy access to Memorial Hospital and St. Vincent's Medical Center. Situated near UNF and Jacksonville University, professionals and students alike benefit from the area.

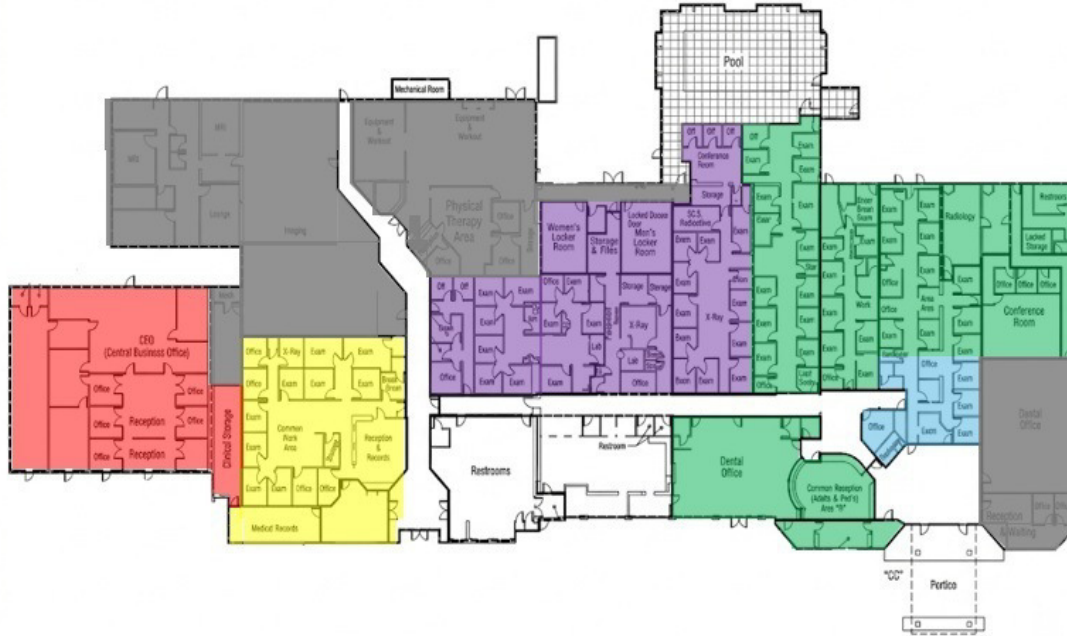
Ideal Tenants Include:

- Primary Care
- Urgent Care
- Dentistry
- Pharmacy
- Medical Specialists
- Laboratory and Research Professionals

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EXAMPLE SPACE SIZES | 6484 Fort Caroline Rd, Jacksonville, FL 32277-2042



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 26,150 SF	Lease Rate:	\$22.00/SF/yr

EXAMPLE SPACE SIZES (SPACES CAN BE CONFIGURED TO MEET A RANGE OF SPACE SIZES)

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6484 Fort Caroline Road Example Suite Size	Available	1,450 SF	NNN	\$22.00 SF/yr	Example size shown in Blue
6484 Fort Caroline Road Example Suite Size	Available	4,200 SF	NNN	\$22.00 SF/yr	Example size shown in Yellow
6484 Fort Caroline Road Example Suite Size	Available	4,850 SF	NNN	\$22.00 SF/yr	Example size shown in Red
6484 Fort Caroline Road Example Suite Size	Available	6,150 SF	NNN	\$22.00 SF/yr	Example size shown in Purple
6484 Fort Caroline Road Example Suite Size	Available	9,500 SF	NNN	\$22.00 SF/yr	Example size shown in Green
6484 Fort Caroline Road All	Available	26,150 SF	NNN	\$22.00 SF/yr	All Space Available

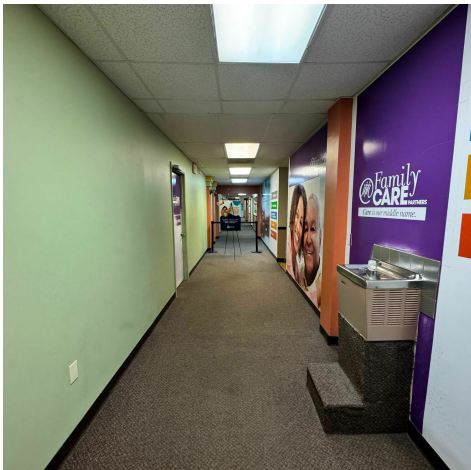
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Office Building For Lease | Arlington Medical Plaza



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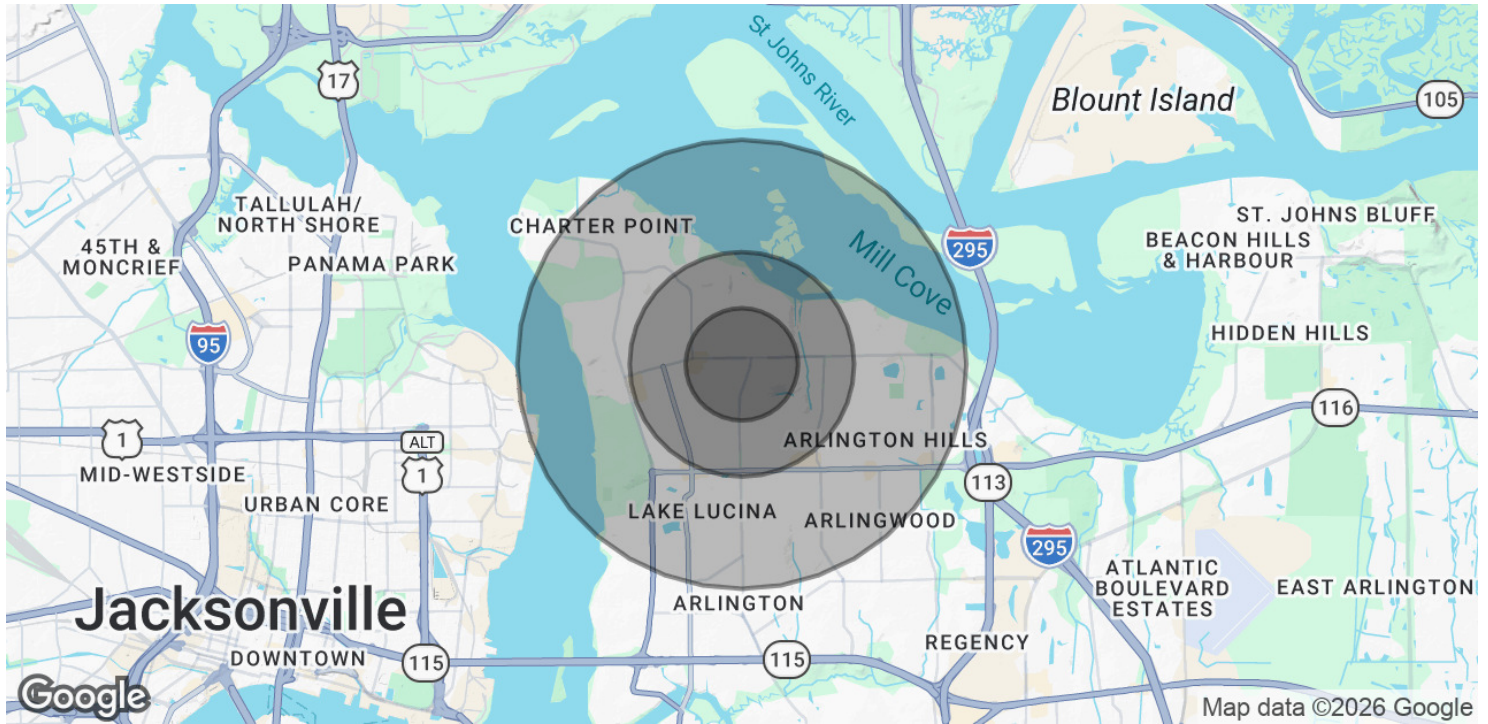
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DEMOGRAPHICS | 6484 Fort Caroline Rd, Jacksonville, FL 32277-2042



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	3,578	14,613	44,794
Average Age	39.4	34.9	35.2
Average Age (Male)	40.3	35.4	34.1
Average Age (Female)	39.5	36.0	36.5
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	1,222	5,057	16,681
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$67,461	\$71,257	\$72,978
Average House Value	\$331,770	\$307,142	\$259,117

2023 American Community Survey (ACS)

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