



1103 N. Laura St.
Jacksonville, FL 32206 | **For Lease**

 **LoopNet Listing ID #39740155**

Watson Commercial Realty Inc.
4685 Sunbeam Road, Suite 4
Jacksonville, FL 32257
904-200-1030
Will Messer



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Building Overview

- Multi-Tenancy Opportunity
- Roof=2017
- Location - I-95=3 mins, I-10=4 mins, Arlington Expressway=3 mins, Downtown=2 mins, Everbank Stadium=4 mins, FSCJ=1 min





1103 North Laura Street, Jacksonville, FL 32206

Property Statistics

Commercial Realty, Inc.

Lease Rate	Call For Price	Zoning	CRO-S
Gross SF	3,542	Year Built	1990
Unit A (est.)	1,121	Parking (est.)	10
Unit B (est.)	2,421		



- Traffic Counts (Florida Dept. of Transportation)
 - Main St. – one block away = 10,000 Annual Average Daily Traffic
 - State St. – one block away = 27,500 Annual Average Daily Traffic
- On-site parking; Two curb cuts (N Laura St. and W. 1st St.)
- Flexible Floorplan; Great for medical use
- Brick Construction
- RE #: 070783-0000



WILL MESSER
Commercial Sales Associate

Mobile: **904-200-1030**
Email: **wmesser@watsoncommercial.com**
Web: **WatsonCommercial.com**

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OF THE WORLD



~2,400-SF Suite



~2,400-SF Suite



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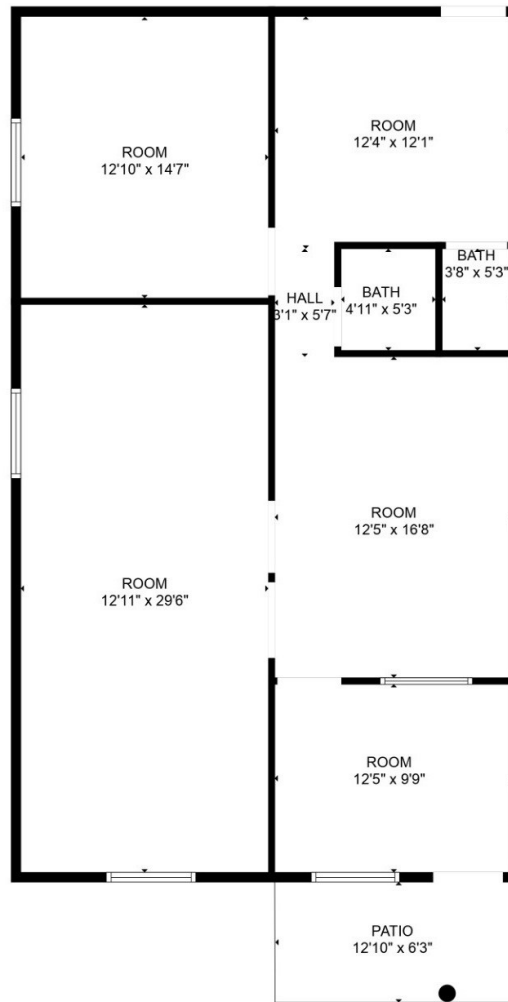


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~1,100-SF Suite



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

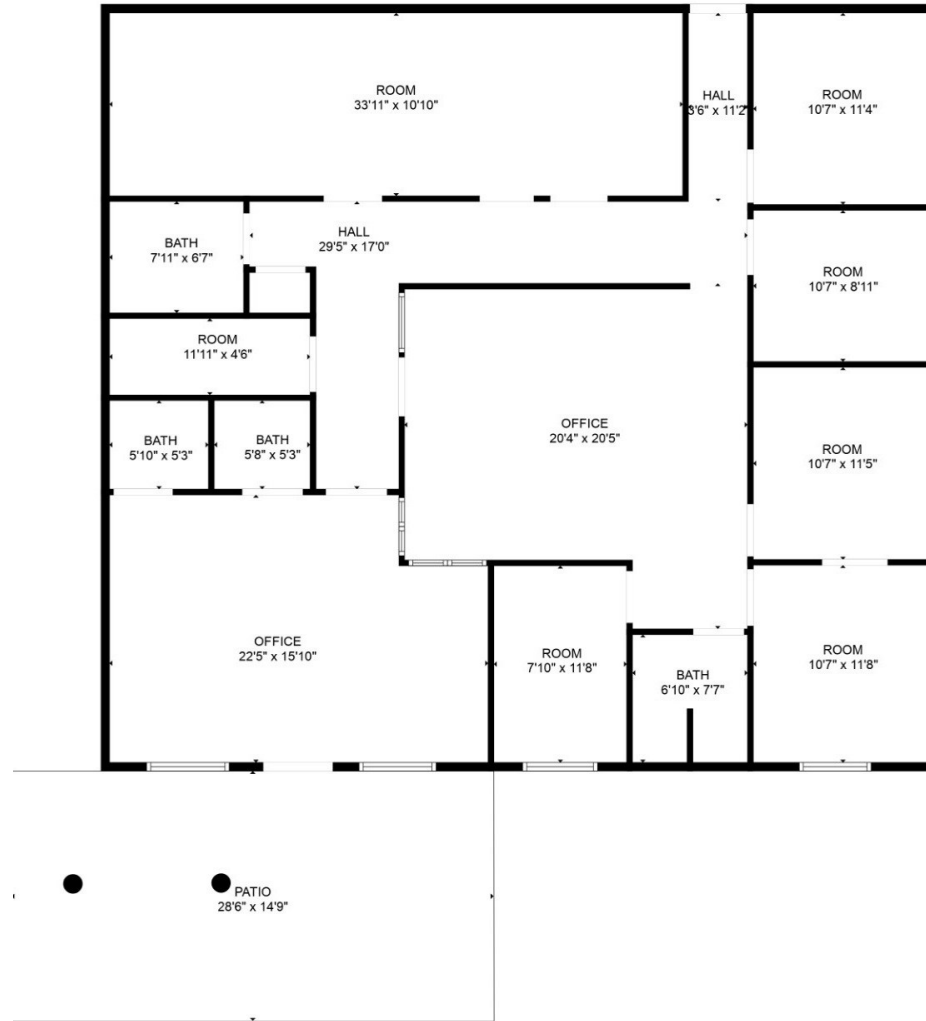


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Eastern Neighbor: Corner on Main

Brand New · Now Leasing · 201 Market Rate Apartments · Resort-Style Pool · Ori Pocket Office
<https://www.livecorneronmain.com>

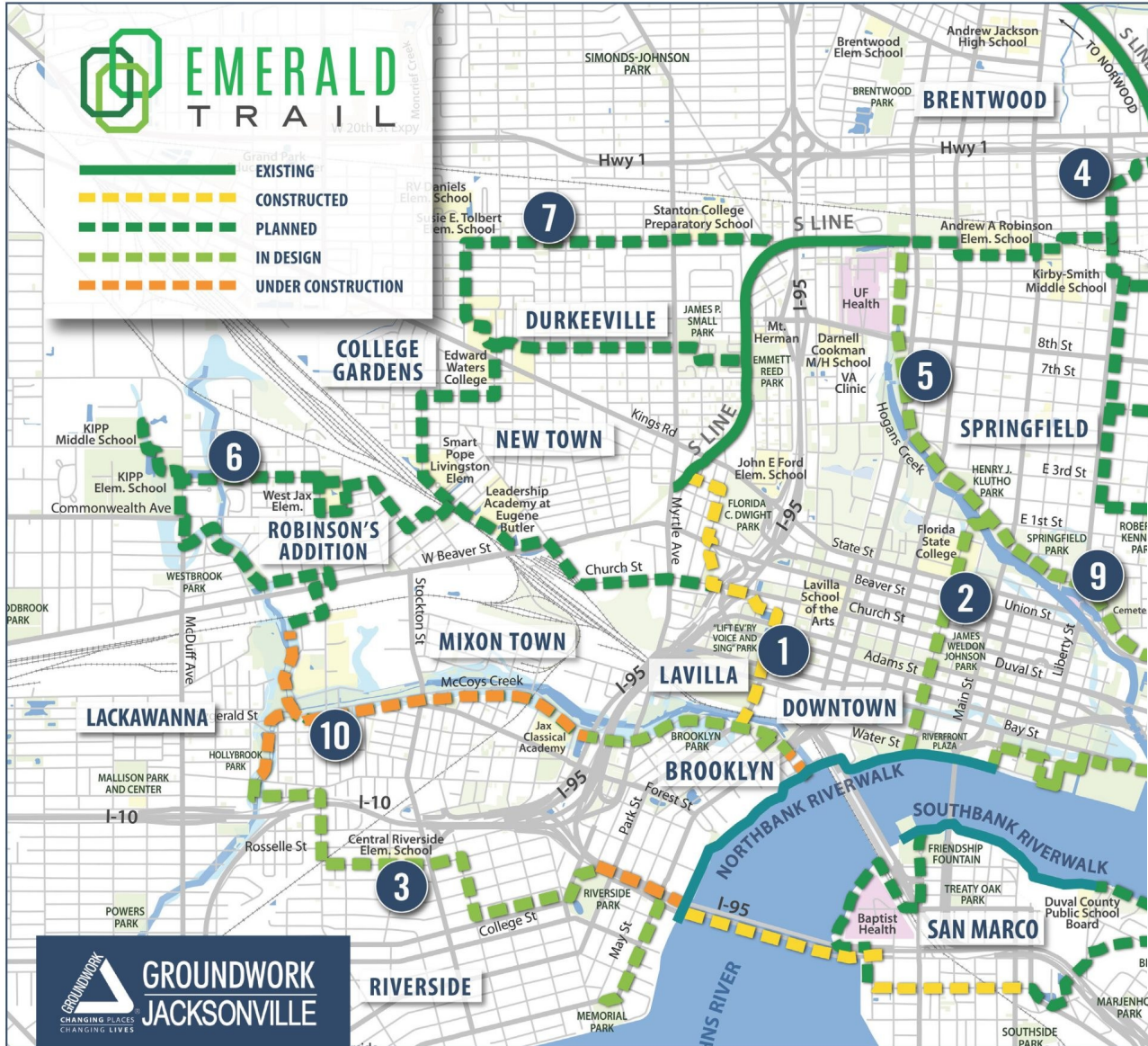




Commercial Realty, Inc.

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Western Neighbor: Emerald Trail



★ 1103 N. Laura St.



Laura St along FSCJ



Updated 5.13.2024



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Proposed Publix—119 W Beaver St.





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Property Subtypes: Professional Office Building

Building Size (RSF): **3,542 SF**

Gross Land Area: .40 Acres

Lease Rate: **Call For Pricing**

Demographics—CoStar, Census

Proximity:	1 mile	3 miles	5 miles
Total Population:	15,900	85,300	220,100
Average Age:	39	38	37
Households:	6,300	36,300	91,100
2024 Avg. HH Inc.	\$51,400	\$52,100	\$61,100

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