

4244 UNIVERSITY BLVD SOUTH

4244 UNIVERSITY BLVD S. JACKSONVILLE, FL 32216



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	6,943 SF
Available SF:	1,057 - 1,266 SF
Lot Size:	0.576 Acres
Number of Units:	5
Year Built:	1982
Zoning:	CCG-1

PROPERTY OVERVIEW

This property is tailor-made for you if you're in:

Medical / healthcare services (clinic, dental, specialty practice) – the neighborhood already supports Professional office headquarters (law, accounting, insurance, consulting) seeking a prominent location with strong traffic flow.

Retail-showroom hybrid or service business wanting high visibility and turnkey access in a stable commercial area.

PROPERTY HIGHLIGHTS

- Approximately 6,618 SF of contiguous space
- Ideal for owner-user, medical office, or boutique service firm
- Strong visibility and access
- Fronting University Boulevard South
- Ample surface parking (33 spaces)
- Single-story simplicity
- Existing tenant mix supports medical/clinical uses

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4244 UNIVERSITY BLVD S STE 5

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,057 - 1,266 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 1	Available	1,057 SF	NNN	\$20.00 SF/yr	-
Unit 2	Available	1,266 SF	NNN	\$20.00 SF/yr	-

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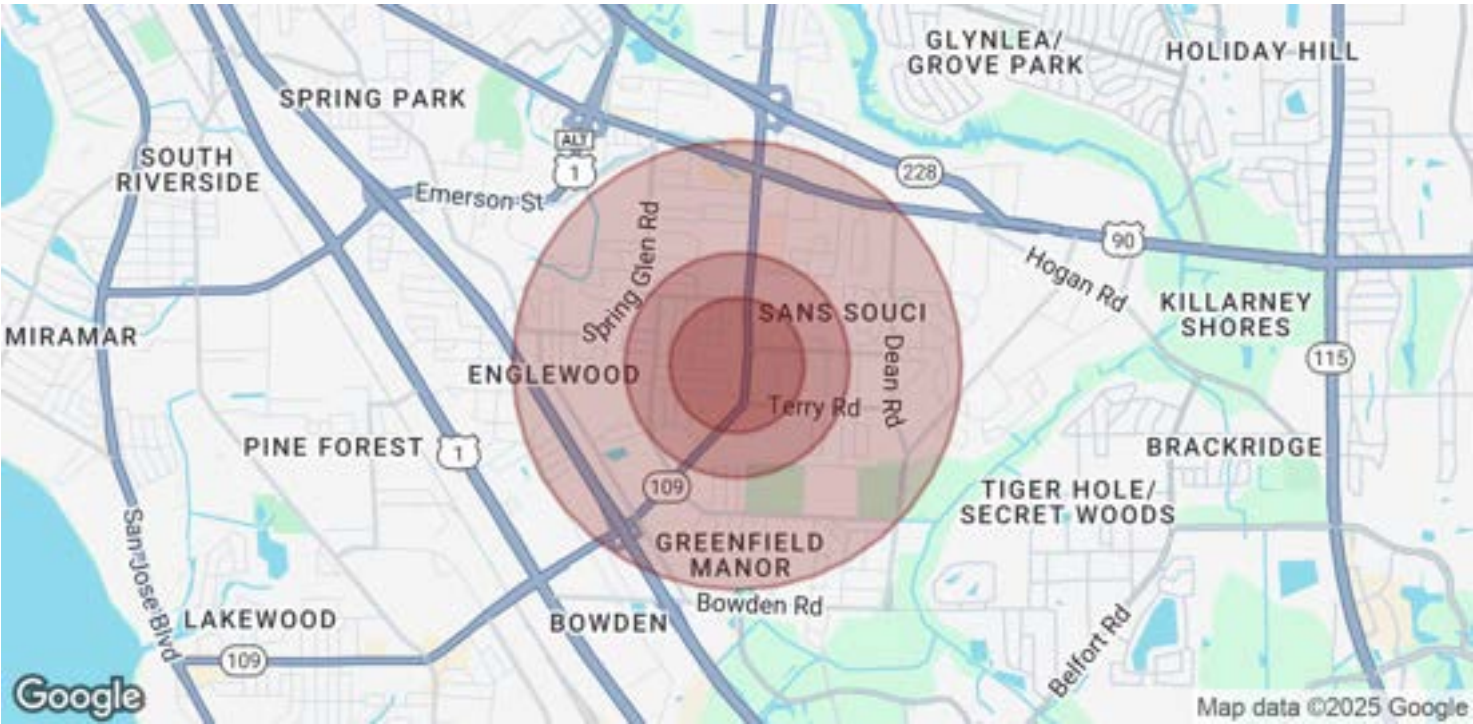
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,297	4,145	13,574
Average Age	40	40	41
Average Age (Male)	38	39	39
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	485	1,625	5,258
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$81,545	\$85,457	\$76,604
Average House Value	\$376,135	\$413,670	\$331,165

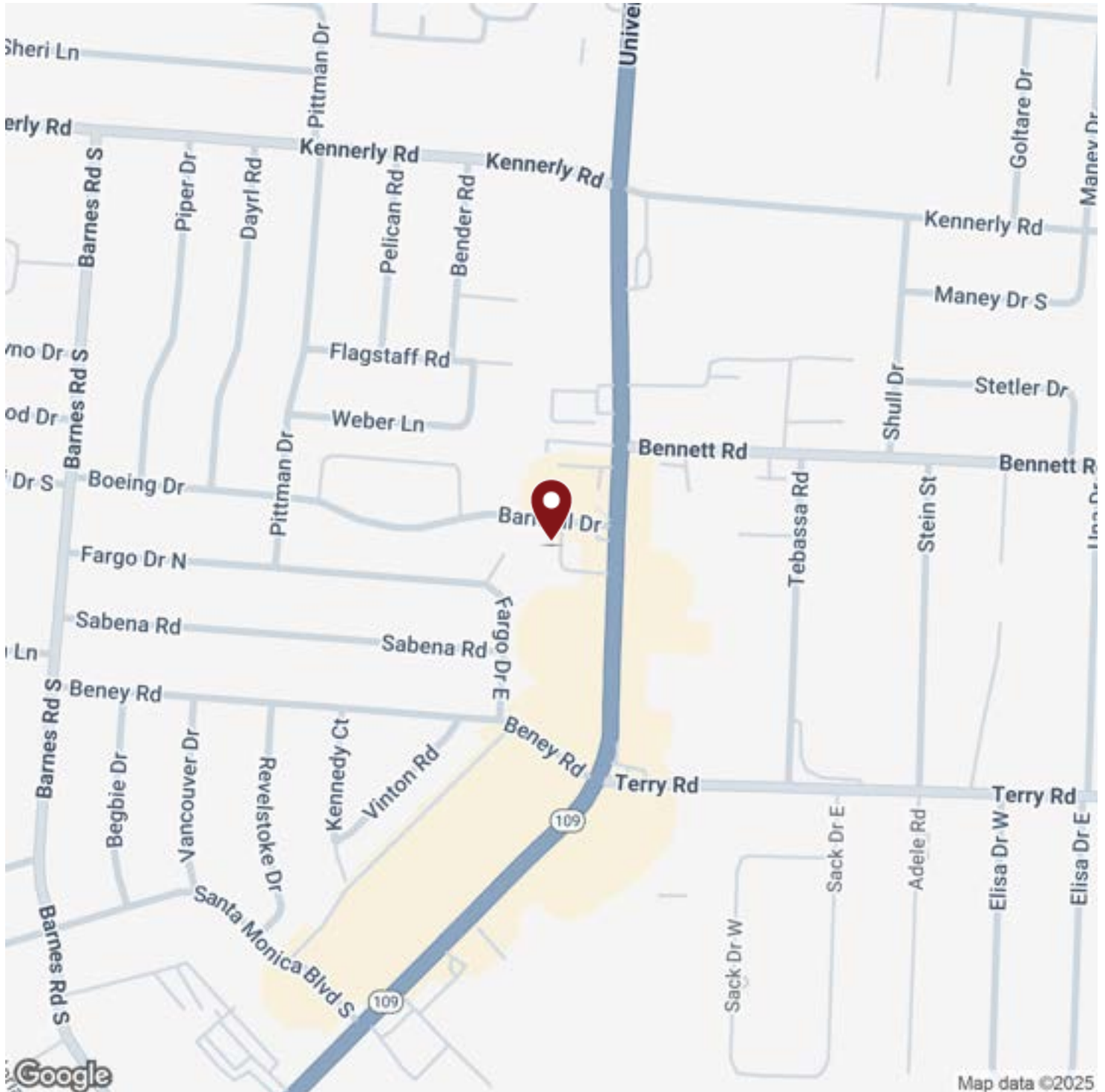
Demographics data derived from AlphaMap

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