

## OFFICE FOR LEASE

1419 Hendricks Ave, Jacksonville, FL 32207

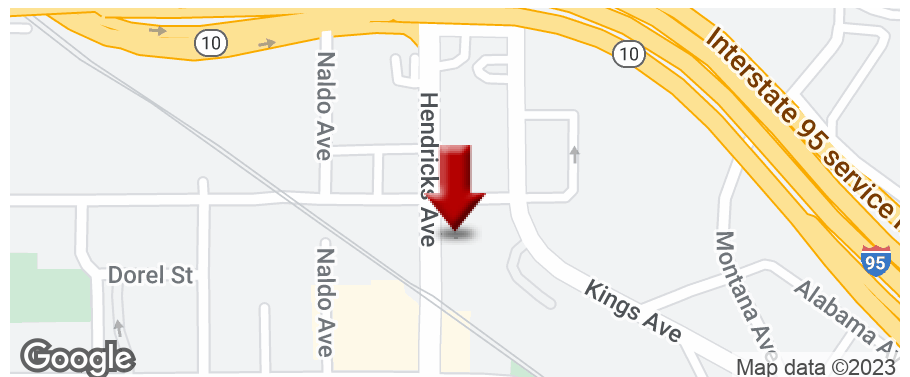


### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	Fully Leased
<b>LEASE RATE:</b>	\$1,500/month MG
<b>LOT SIZE:</b>	0.08 Acres
<b>BUILDING SIZE:</b>	1,565 SF
<b>ZONING:</b>	CCG - 1

### PROPERTY OVERVIEW

1,565SF Retail Shop / Office in the Heart of San Marco  
Located conveniently near downtown, hospitals, and interstate  
Excellent foot traffic: high daytime and night time population  
Unlimited potential and additional parking available



**KELLER WILLIAMS FIRST COAST REALTY**  
151 College Dr,  
#14  
Orange Park, FL 32065

**SANDRA KAHLE, CCIM**  
Managing Director  
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**CYNTHIA MCLAIN, CCIM**  
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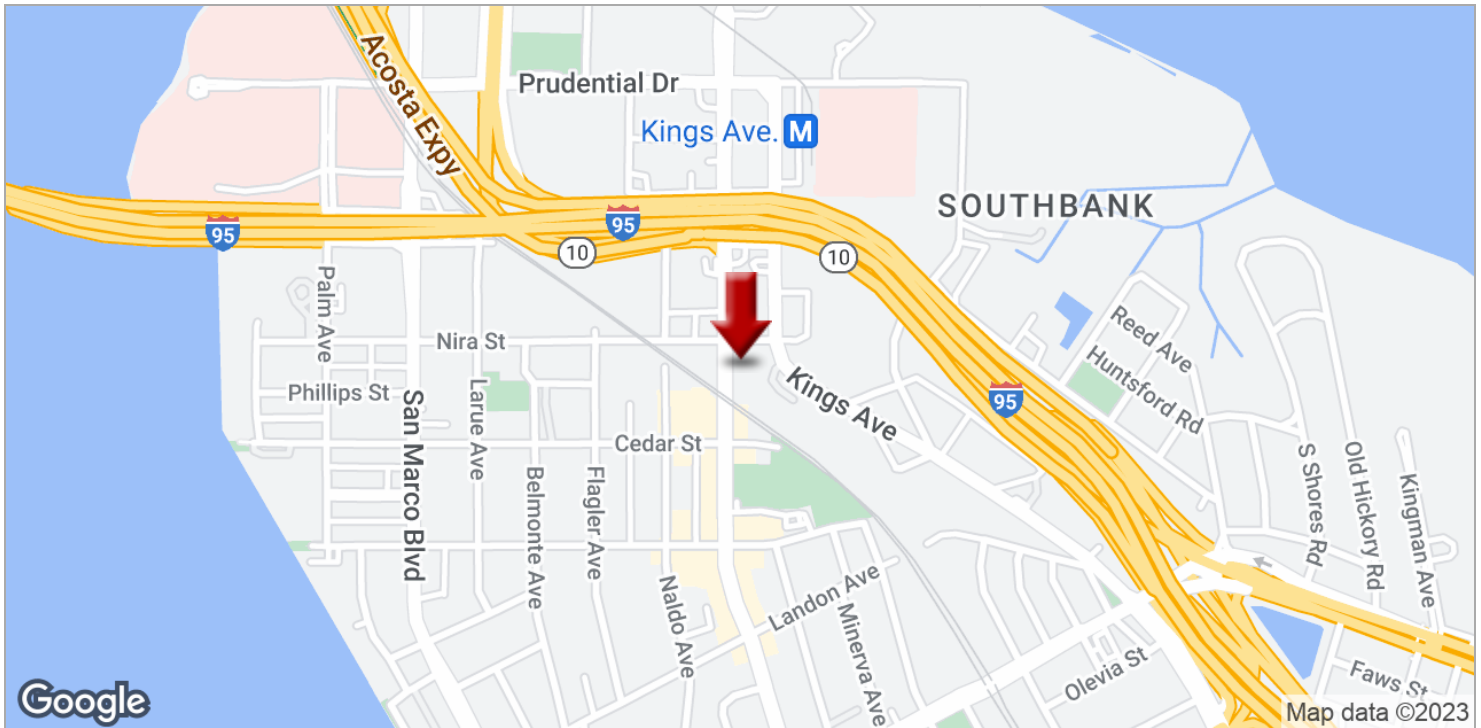
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