

OFFICE BUILDING FOR LEASE

MIDTOWN OFFICE PARK

2801 S ST JOHNS BLUFF ROAD , JACKSONVILLE, FL 32246



PRIMEREALTY



For More Information:

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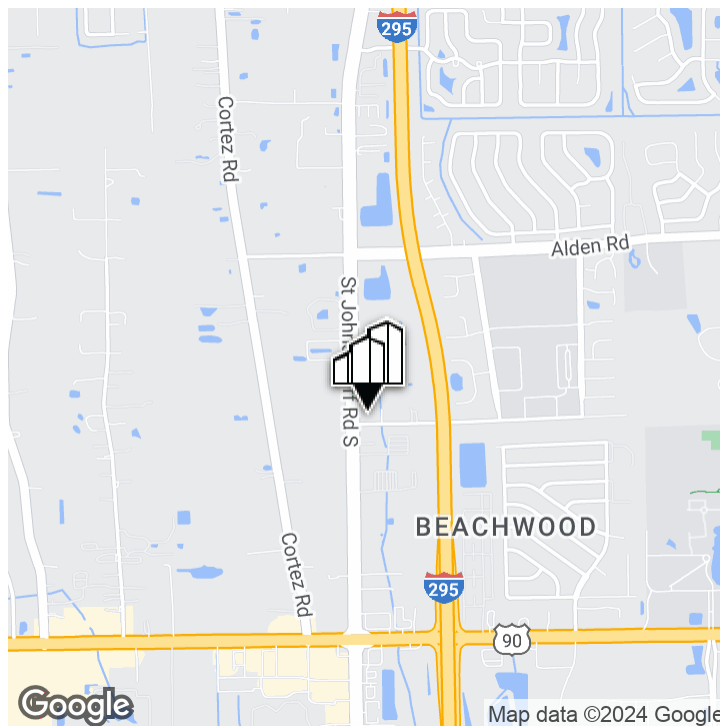
Office | Industrial | Retail | Multi-Family

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

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OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	7,742 SF
Available SF:	600 - 3,381 SF
Lot Size:	0.74 Acres
Year Built:	1988
Zoning:	IBP
Market:	Jacksonville Southside
Submarket:	Sandalwood

PROPERTY OVERVIEW

Prime Realty is pleased to present this turnkey, 2nd Generation office space. Centrally located between Downtown and the Beaches, it boasts close proximity to Beach Boulevard, Atlantic Boulevard and the I 295 beltway. This is a growing, dense, residential area with new multifamily developments underway. The second floor offers 2,781 square feet and the first floor offers 600 square feet, just a half mile to retail and dining. Less than two miles to University of North Florida and the St Johns Town Center, this property provides easy access to interstate systems throughout all of Metro Jacksonville.

Co-tenants are Midtown Dental and Wellington Hawkins - State Farm Insurance.

PROPERTY HIGHLIGHTS

- Multiple private offices, conference rooms & kitchenette/breakroom
- Central Location
- 26,500 AADT

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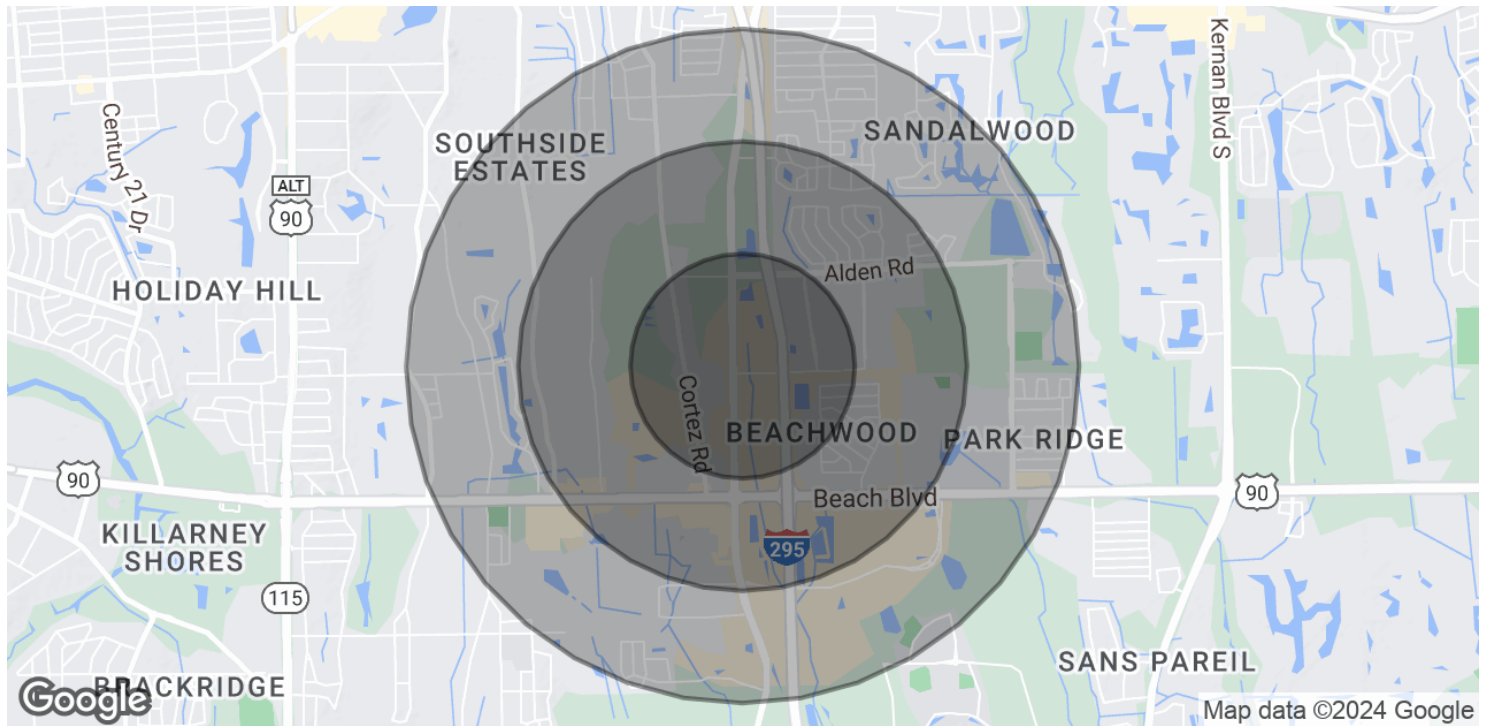
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,362	7,582	20,092
Average Age	32.5	33.2	33.0
Average Age (Male)	28.6	30.7	31.7
Average Age (Female)	33.0	32.9	33.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	531	2,925	7,466
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$46,178	\$50,526	\$54,572
Average House Value	\$190,917	\$157,903	\$147,271

* Demographic data derived from 2020 ACS - US Census

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