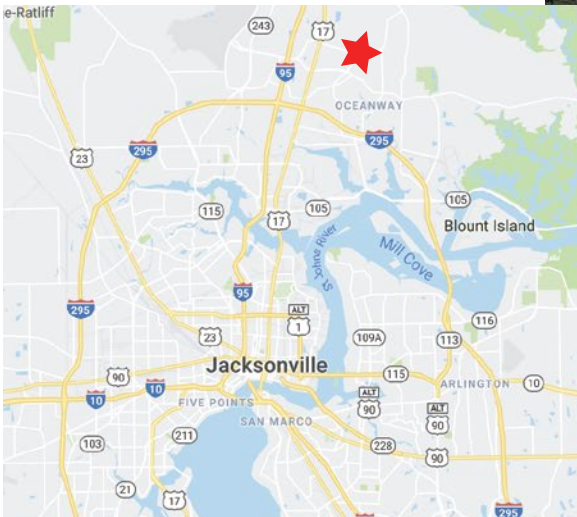


# AVAILABLE MEDICAL OFFICE

## Duval Station Plaza • Jacksonville, Florida

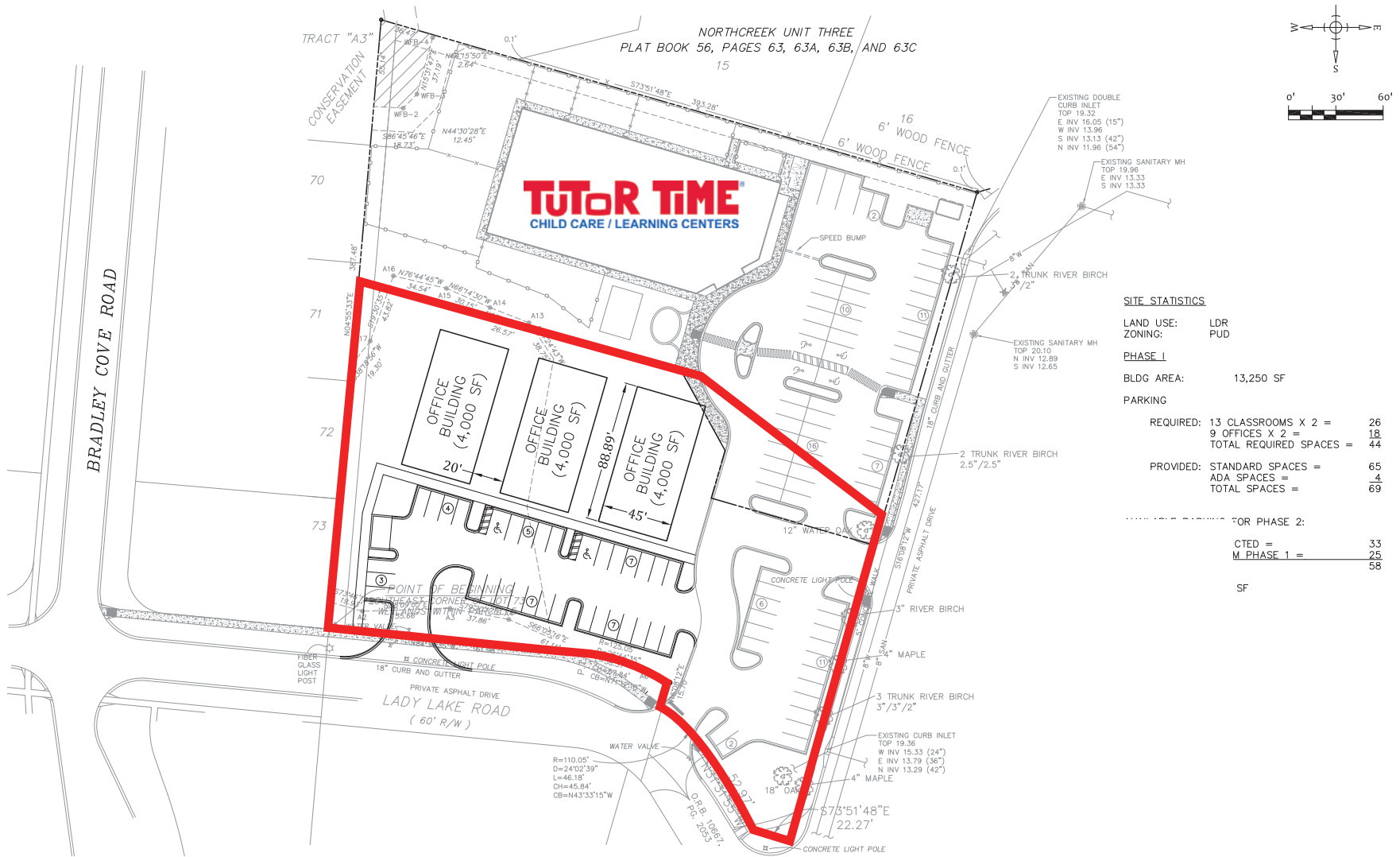
### PROPERTY HIGHLIGHTS:

- 1.64 acres
- Up to 12,000 SF
- Retail/Office Development Rights
- 30 Parking Spaces included within Development Rights plus cross parking with Publix
- Site can be sub-divided
- PUD Zoning
- Located in North Jacksonville next to a Publix-anchored shopping center, and within miles of River City Marketplace, UF Health North, and Jacksonville International Airport



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# PROPOSED MEDICAL OFFICE SITE PLAN



**SITE STATISTICS**

LAND USE:	LDR
ZONING:	PUD
<b>PHASE I</b>	
BLDG AREA:	13,250 SF
<b>PARKING</b>	
REQUIRED:	13 CLASSROOMS X 2 = 26
	9 OFFICES X 2 = 18
	TOTAL REQUIRED SPACES = 44
PROVIDED:	STANDARD SPACES = 65
	ADA SPACES = 4
	TOTAL SPACES = 69
<b>FOR PHASE 2:</b>	
	CTED = 33
	M. PHASE 1 = 25
	58
	SF

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# SURROUNDING AREAS



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