



## 900 SF MEDICAL SUITE | INCLUDES X-RAY ROOM | FOR LEASE

2736 University Blvd West  
Jacksonville, FL 32217

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# LEASE OVERVIEW

## PROPERTY OVERVIEW

This newly renovated multi-tenant office building has one last suite available.

This former 900 SF Chiropractic space has a wide open floorplan with private bathroom and built in X-Ray room within the suite. Featuring building and monument signage, this property has great visibility on busy University Boulevard, which sees more than 27K vehicles per day and is a major medical and retail hub.

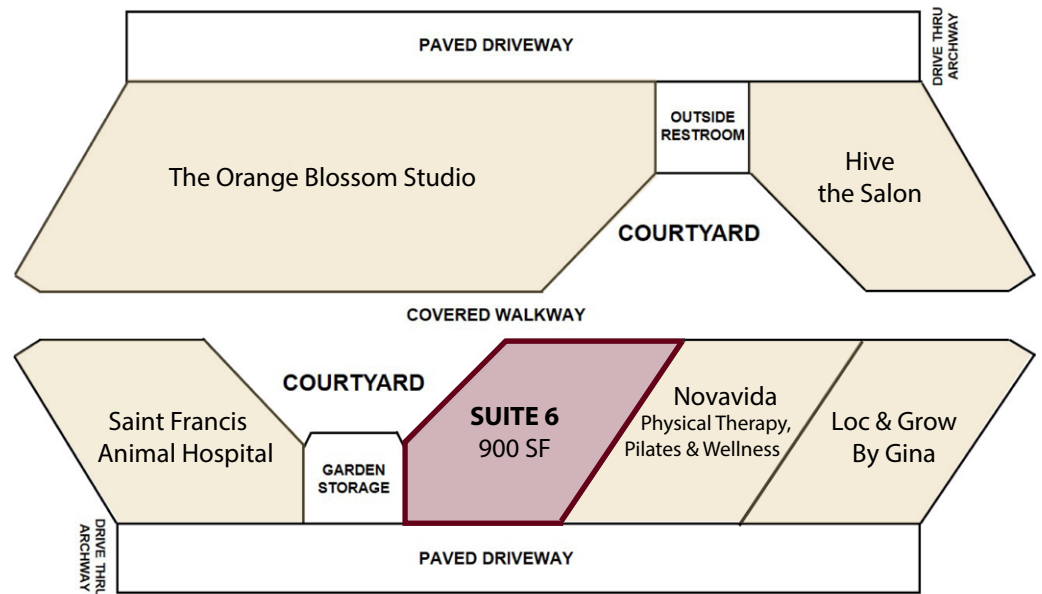
This property's open-air walkway through the center leads to an expansive landscaped lot in the rear of the building, providing ample parking for its tenants. Perfect for medical, professional or retail use, don't miss your opportunity to lease space in one of Jacksonville's most desirable areas!

## PROPERTY HIGHLIGHTS

- Newly renovated medical suite available
- Ample parking on 1.45 AC landscaped lot
- Uniquely designed building with open-air walkway
- Building/monument signage
- Include X-Ray Room
- Great visibility on one of Jacksonville's busiest roads

## LEASE DETAILS

Suite	Size	Lease Rate
Suite 6	900 SF	\$16.00 / SF + \$5.00 / SF NNN



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# PROPERTY PHOTOS



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# AERIAL OVERVIEW



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# CENTRAL TO MAJOR HOSPITALS



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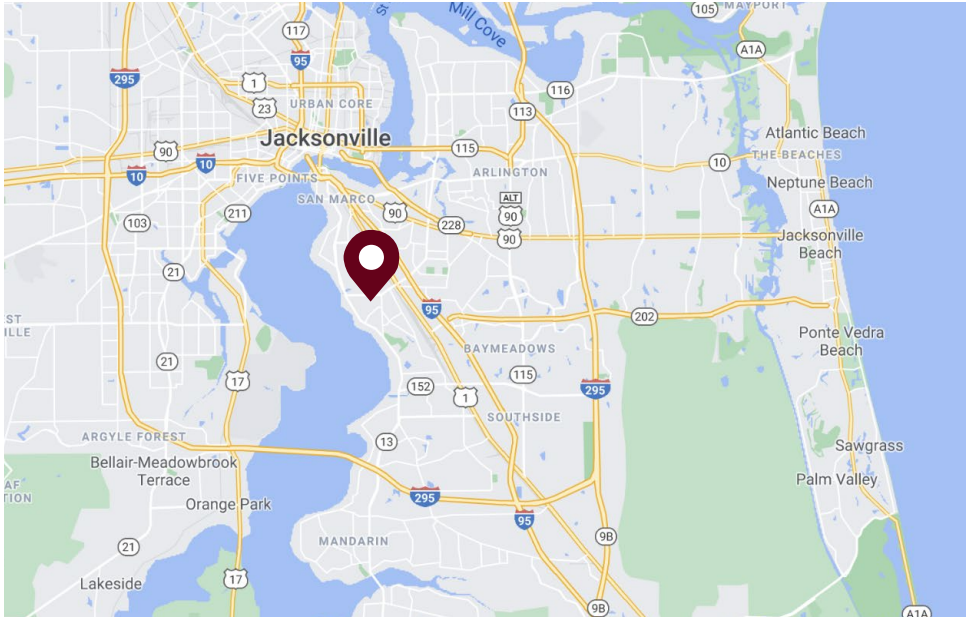
# SUBJECT AREA OVERVIEW



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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,200	58,302	160,543
Number of Households	3,698	24,073	68,828
Average Household Income	\$76,056	\$73,873	\$76,821
Median Age	44.2	41.9	38.3



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