

604 NEW BERLIN ROAD



**Remaining
763 SF**



**NEW BERLIN RD
10,500 AADT**

GILLESPIE AVE



LAST REMAINING VACANCY - 763 SF | FOR LEASE

604 New Berlin Road
Jacksonville, FL 32218

SEAN MCGILL
D - 904.302.6943
sean@cantrellmorgan.com



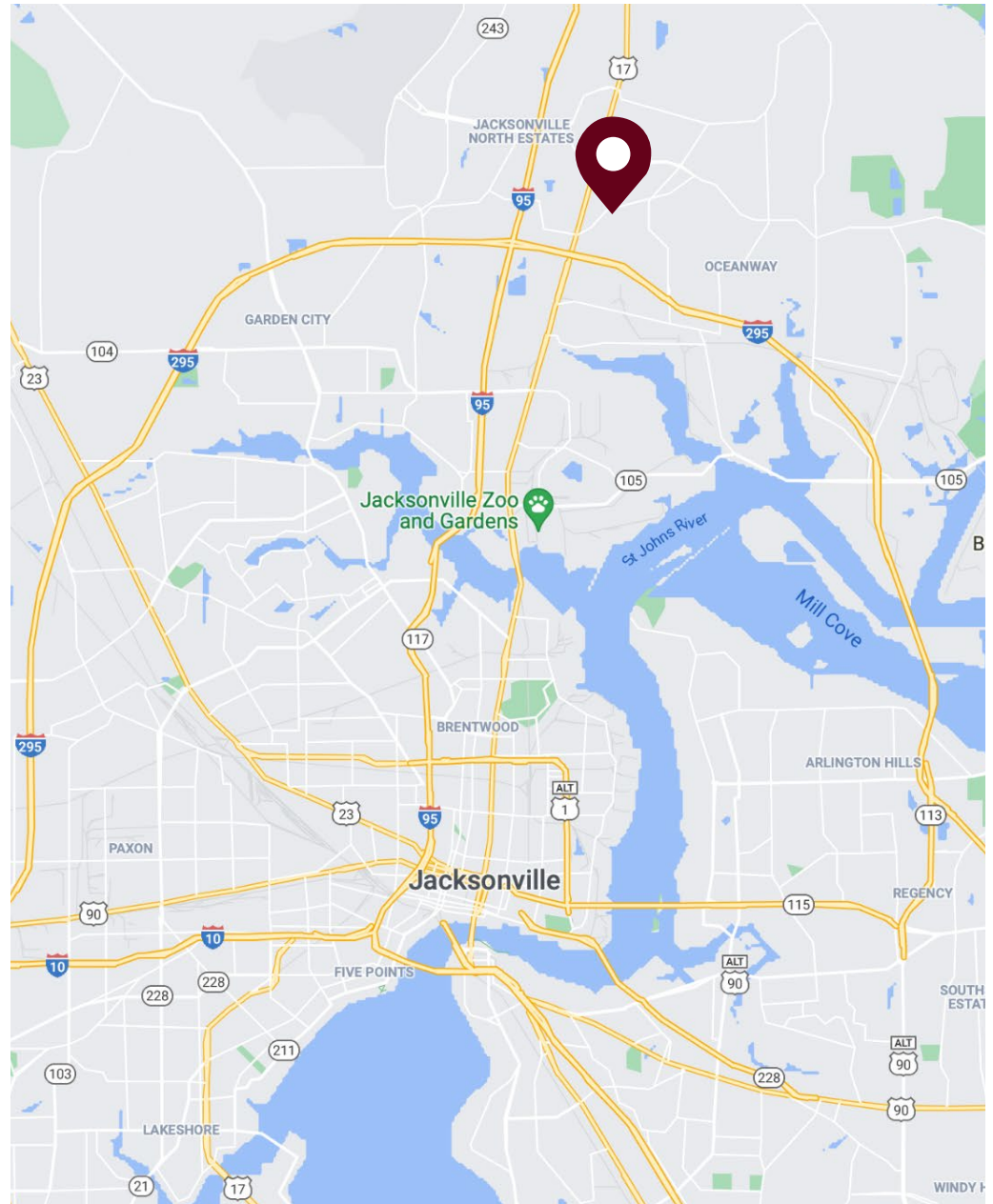
PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- Last Remaining vacancy – 763 SF Available
- Available: April, 2025
- Base Rent: \$21.00/SF
- NNN Expenses: \$9.00/SF
- Ample/excess parking available
- Building and monument signage available

DEMOGRAPHICS

	3 MILES	5 MILES
Population	32,439	71,945
Households	12,613	27,341
Median Age	38.3	37.2
Median Household Income	\$68,170	\$66,234
Average Household Income	\$89,193	\$87,345



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SURROUNDING AREA



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