



## FREE STANDING BLDG | FOR SALE

4343 Colonial Ave  
Jacksonville, FL 32210

KAYLA DEGUZMAN  
D - 904.302.6930  
M - 904.208.1168  
[kayla@cantrellmorgan.com](mailto:kayla@cantrellmorgan.com)





# SALE OFFERING

Address: 4343 Colonial Ave



Building Size:	7,250 SF
Lot Size:	0.68
Sale Type:	Investment or Owner/User
Year Built:	1967
Property type:	Office Building
Property Sub-type:	Medical / Retail Building
Zoning:	CRO

## SALE OVERVIEW

Cantrell & Morgan is pleased to present 4343 Colonial Avenue, located in Jacksonville between the wealthy neighborhoods of Avondale and Ortega. This 7,250 SF free standing building sits on 0.68 AC directly behind one of Jacksonville's top producing Publix anchored neighborhood centers. You can't beat this location with tenants such as; Publix, Chick fil a, ULTA, West Marine, First Watch, Chipotle, Panera & Orangetheory Fitness sitting directly in front of this property.

The property has a beautiful lobby and boasts multiple private offices, bathrooms, parking spaces, and even a drive-thru. This would be an ideal location for a number of medical users, daycares, schools, retailers, and office users.

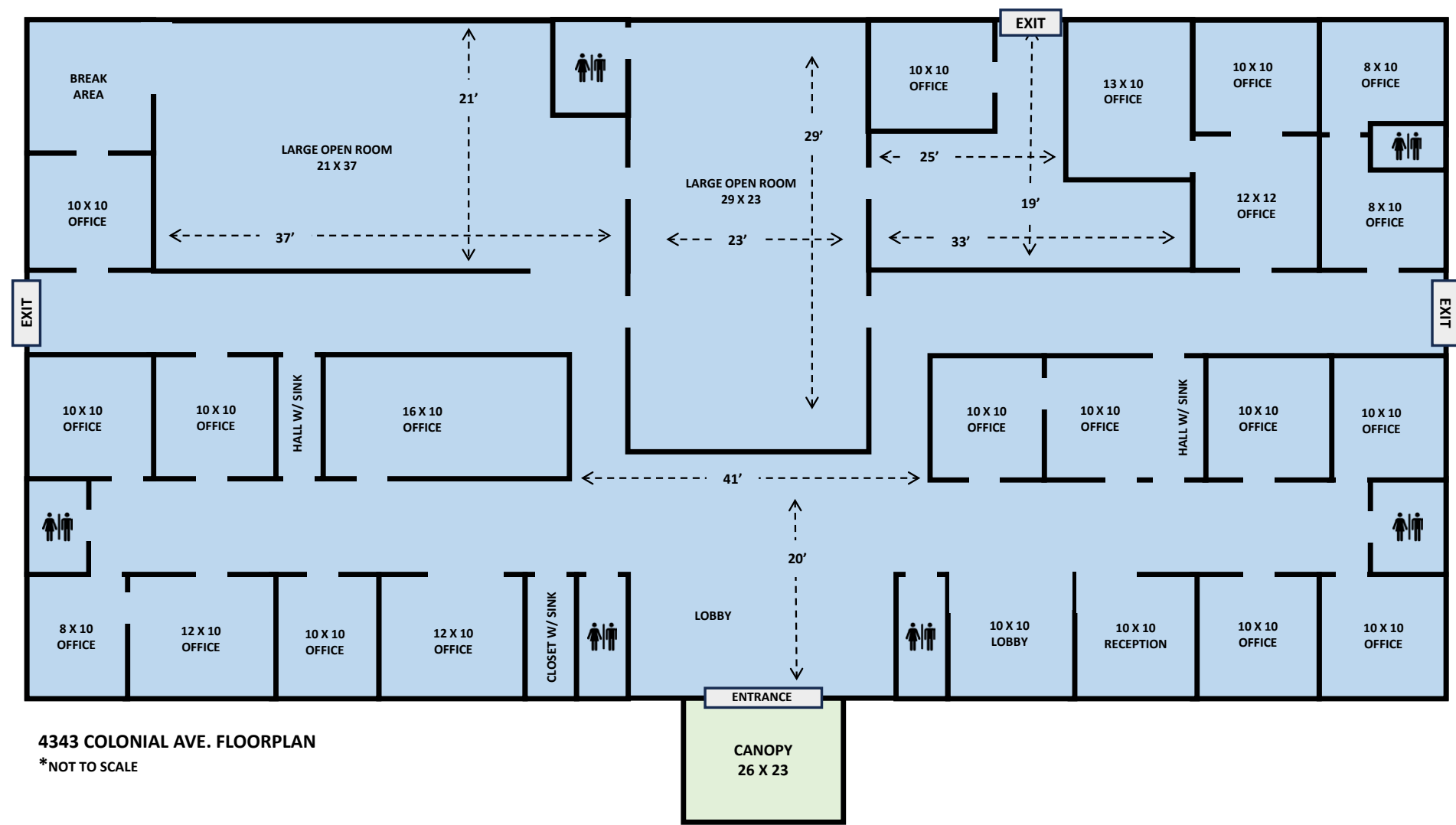
Located near the signalized intersection of Roosevelt Blvd (36,000 AADT) and San Juan Avenue (6,500 AADT). This property sits in-between the newly developed Ortega Park neighborhood center and the high income home of Avondale and Ortega, averaging household incomes of \$113,683 in a one mile radius.

4343 Colonial Ave | Jacksonville, FL 32210

KAYLA DEGUZMAN  
D - 904.302.6930  
M - 904.208.1168  
kayla@cantrellmorgan.com



# FLOOR PLAN



4343 COLONIAL AVE. FLOORPLAN  
\*NOT TO SCALE



## SURROUNDING AREA



4343 Colonial Ave | Jacksonville, FL 32210

KAYLA DEGUZMAN  
D - 904.302.6930  
M - 904.208.1168  
kayla@cantrellmorgan.com





# SURROUNDING AREA

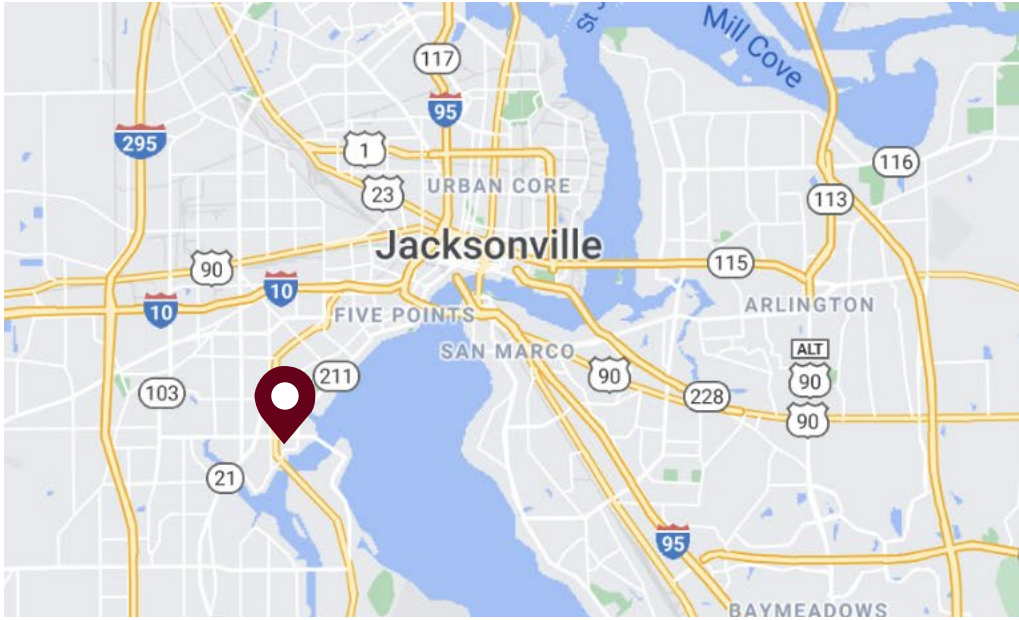


4343 Colonial Ave | Jacksonville, FL 32210

KAYLA DEGUZMAN  
D - 904.302.6930  
M - 904.208.1168  
kayla@cantrellmorgan.com







## DEMOGRAPHICS

2023 - 2028 DEMOGRAPHICS	1 MILE	3 MILES
2023 Population	7,637	75,366
Projected 2028 Population	7,511	75,082
Households	3,470	33,430
Median Age	43.4	39.1
Median Household Income	\$70,531	\$53,180
Average Household Income	\$113,683	\$84,613



4343 Colonial Ave | Jacksonville, FL 32210

KAYLA DEGUZMAN  
D - 904.302.6930  
M - 904.208.1168  
kayla@cantrellmorgan.com

