



FREESTANDING MEDICAL BLDG/RETAIL/OFFICE SPACE | FOR LEASE

5600 Spring Park Road
Jacksonville, FL 32216

KAYLA DEGUZMAN
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PROPERTY OVERVIEW

Cantrell & Morgan is pleased to present 5600 Spring Park Road in Jacksonville, FL. This property currently has 2 available spaces.

One is a freestanding and completely move in ready medical office, which is 3,903 SF. Previously used as an imaging center, the property includes multiple lobby/waiting areas, an MRI, a X-Ray room, multiple bathrooms, break area, and multiple offices.

The other is a 1,500 SF endcap, previously used as a speech therapy office. This suite is spacious with 2 private offices and a large bathroom.

This property is strategically located on Spring Park Road with great visibility near the signalized intersection of Spring Park Road and University Boulevard. University Boulevard is a highly trafficked area in Jacksonville and has a dense medical and retail presence. 5600 Spring Park Road offers a direct connection to premier Jacksonville area medical offices and resources. Strategically located within a short drive to Memorial Hospital, Brooks Rehabilitation Hospital, Southbank Medical Corridor, and many other medical offices.

PROPERTY HIGHLIGHTS

- Turn Key Medical Office and Endcap Available
- Ample parking
- Excellent location
- Quick access to I-95

LEASE DETAILS

Lease type:	Modified Gross
Size and Rate:	Free Standing Medical Office: 3,903 SF - \$19/SF Unit 102: 1,500 SF - \$15/SF
Zoning:	CCG-1
Property Type:	Office
Property sub-type:	Medical Office
Parking:	Over 70 paved spaces



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INTERIOR PHOTOS - UNIT 102



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INTERIOR PHOTOS - FREE STANDING BUILDING

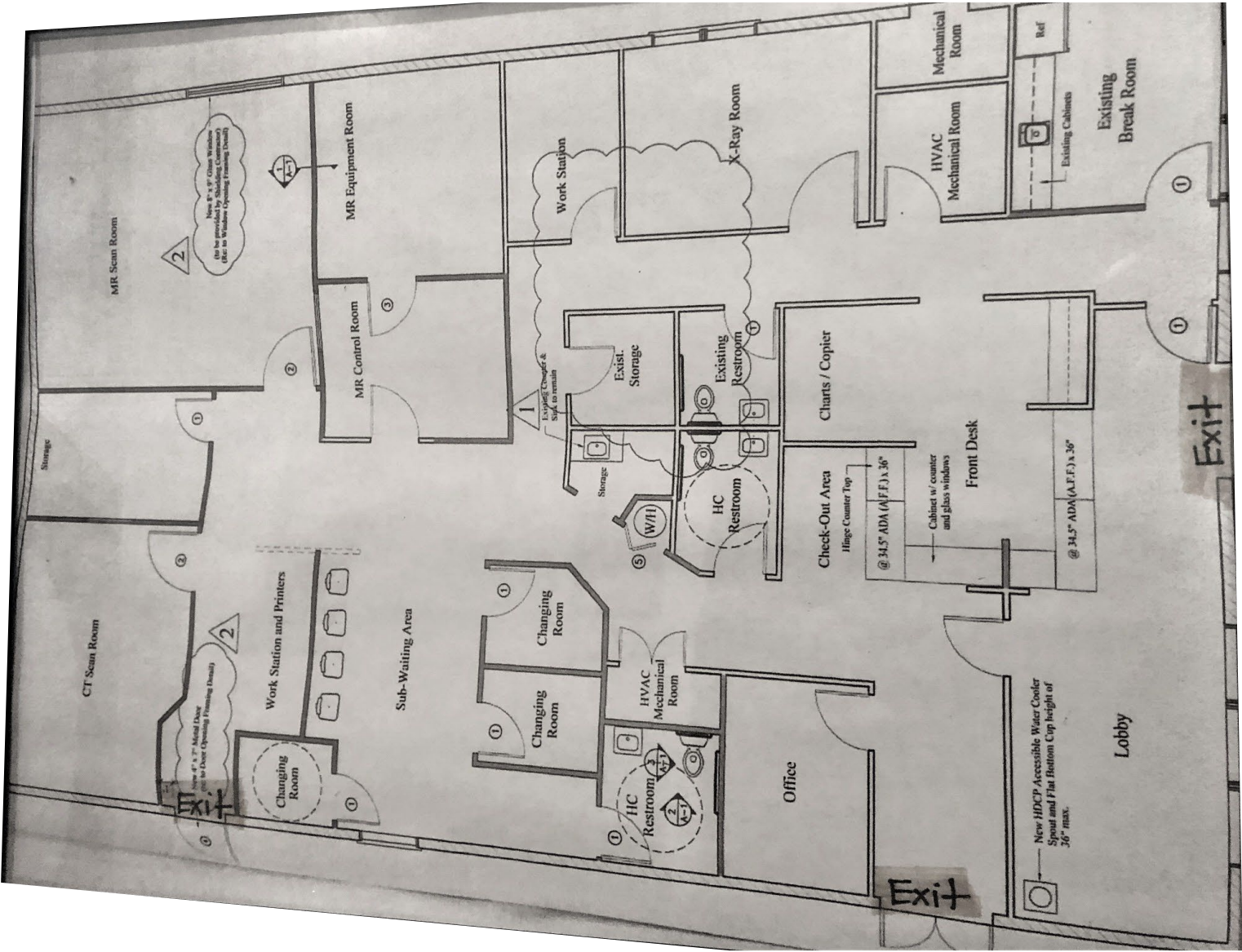


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FLOOR PLAN - FREE STANDING BUILDING



SITE LOCATION



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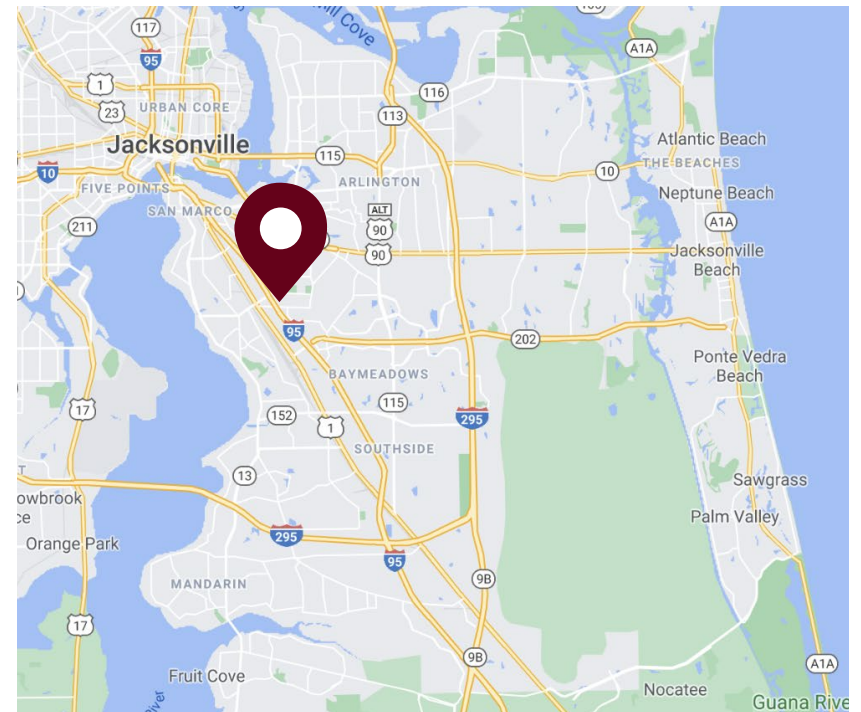
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DEMOGRAPHICS

	3 MILES	5 MILES
Population	77,420	187,098
Households	32,835	80,355
Median Age	40.6	38.1
Median Household Income	\$55,063	\$56,725
Average Household Income	\$82,724	\$82,954



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