



0.89± AC Available

150 ft

University Blvd S
33,000 AADT

FREE STANDING MEDICAL OFFICE | FOR LEASE OR GROUND LEASE

4306 University Blvd S
Jacksonville, FL 32216

KAYLA DEGUZMAN
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PROPERTY OVERVIEW

Cantrell & Morgan is pleased to exclusively present this free standing former medical office on busy University Blvd, with a traffic count of nearly 40,000 vehicles per day. The property features a front lobby with vaulted ceilings, 5 bathrooms, multiple exam rooms with sinks, and multiple private offices. With 4 separate entrances, it is possible to subdivide the property. The property is slightly less than 1 acre with a large private parking lot that can accommodate at least 30 spaces. This acreage and positioning make it a great opportunity for a ground lease or traditional lease. Potential for a drive thru is available as well.

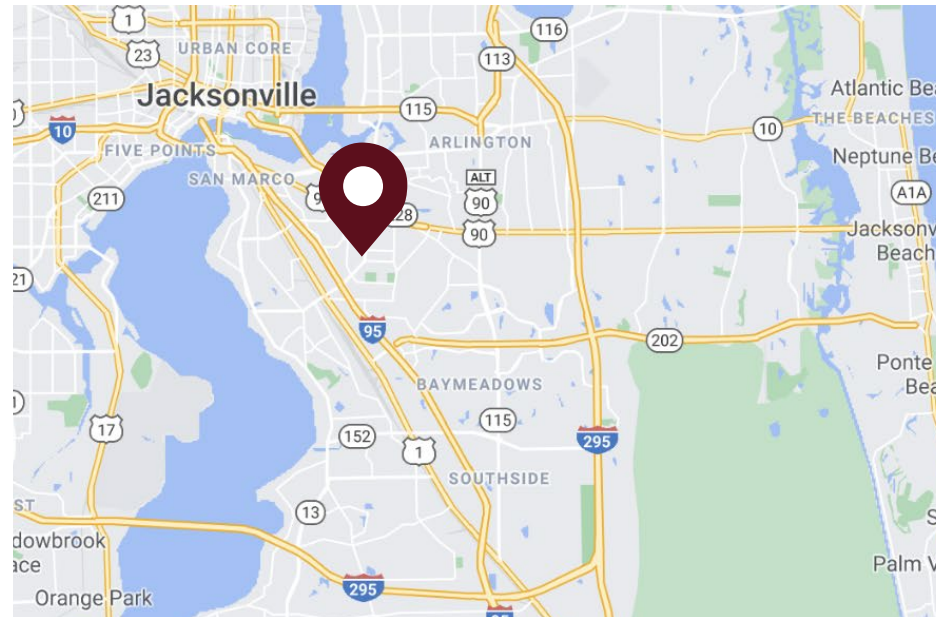
The building is centrally located with direct access and high visibility on University Blvd South. It is less than 5 minutes from Memorial Hospital and from major intersections such as I-95, Beach Blvd, San Jose Blvd and Phillips Highway.

PROPERTY HIGHLIGHTS

- Freestanding building
- 150 Feet of Frontage on University Blvd. (33,000± AADT)
- Several offices, exam rooms with sinks and restrooms throughout
- Less than a mile south of Memorial Hospital (437 beds) and Brooks Rehabilitation Hospital (160 beds)
- Approximately one mile from I-95 and 1.5 miles from Philips Hwy (US-1)
- 79,906± households within a five-mile radius

LEASING SUMMARY

Square Feet:	3,126± SF medical office space
Acerage:	0.89±
Ground Lease Rate:	Negotiable
Base Rent:	\$17 + \$7.55/SF NN
Zoning:	CCG-1
Parking:	39± parking spaces
Parcel #:	137114-0000



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INTERIOR PHOTOS



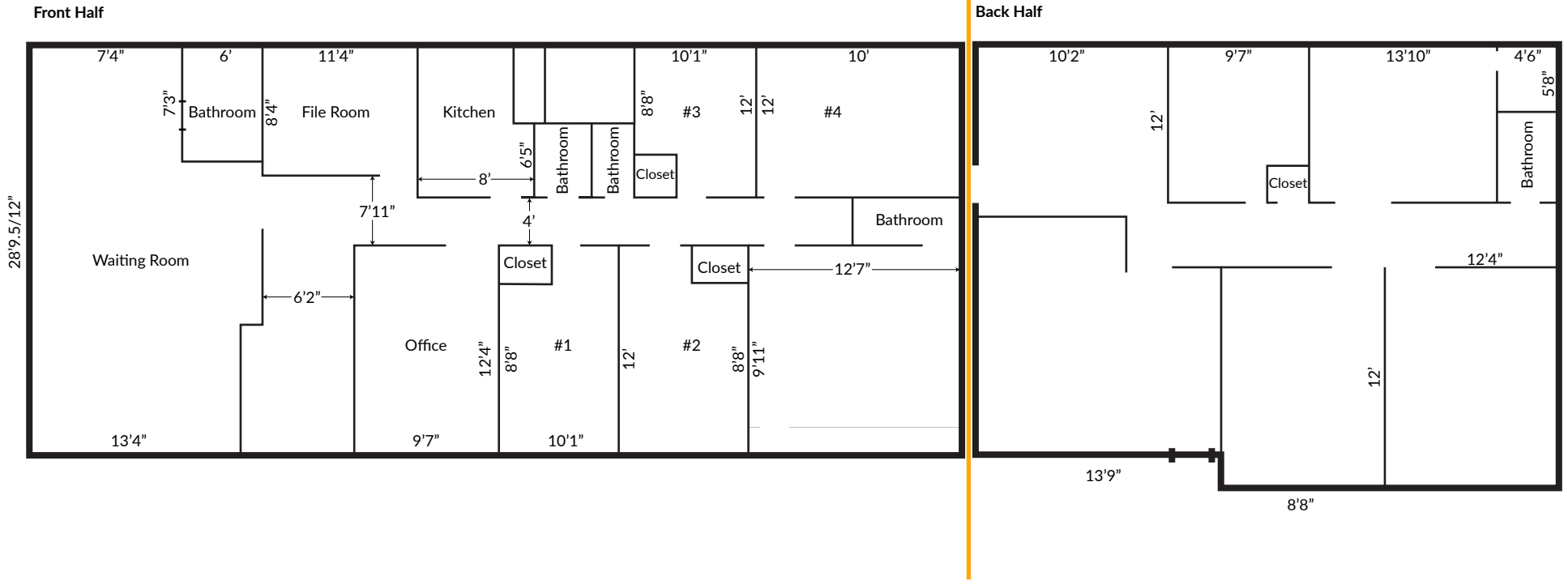
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FLOOR PLAN

Can be separated as two units or combined as one



Not to scale.

POTENTIAL DRIVE-THRU USER

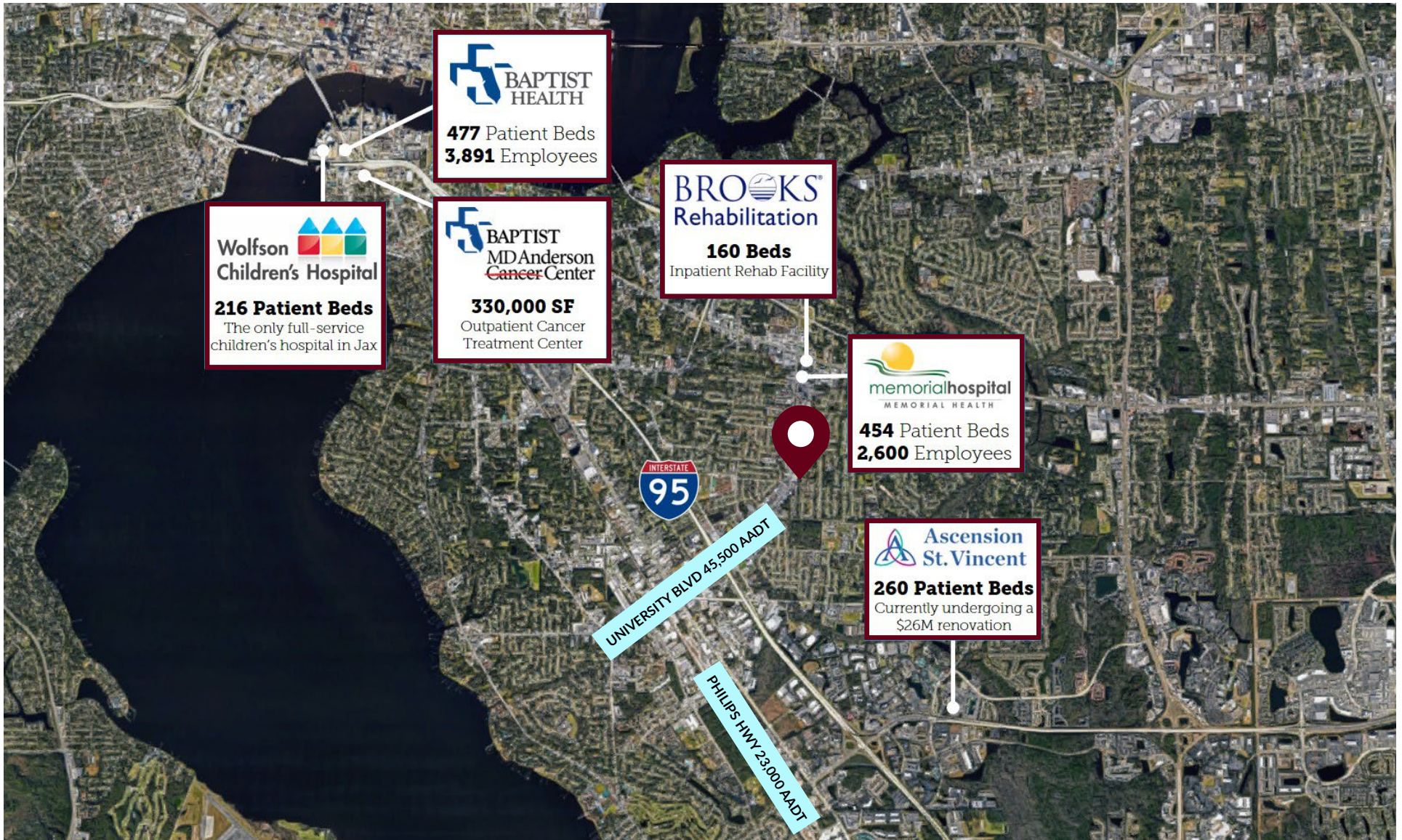


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CENTRAL TO MAJOR HOSPITALS



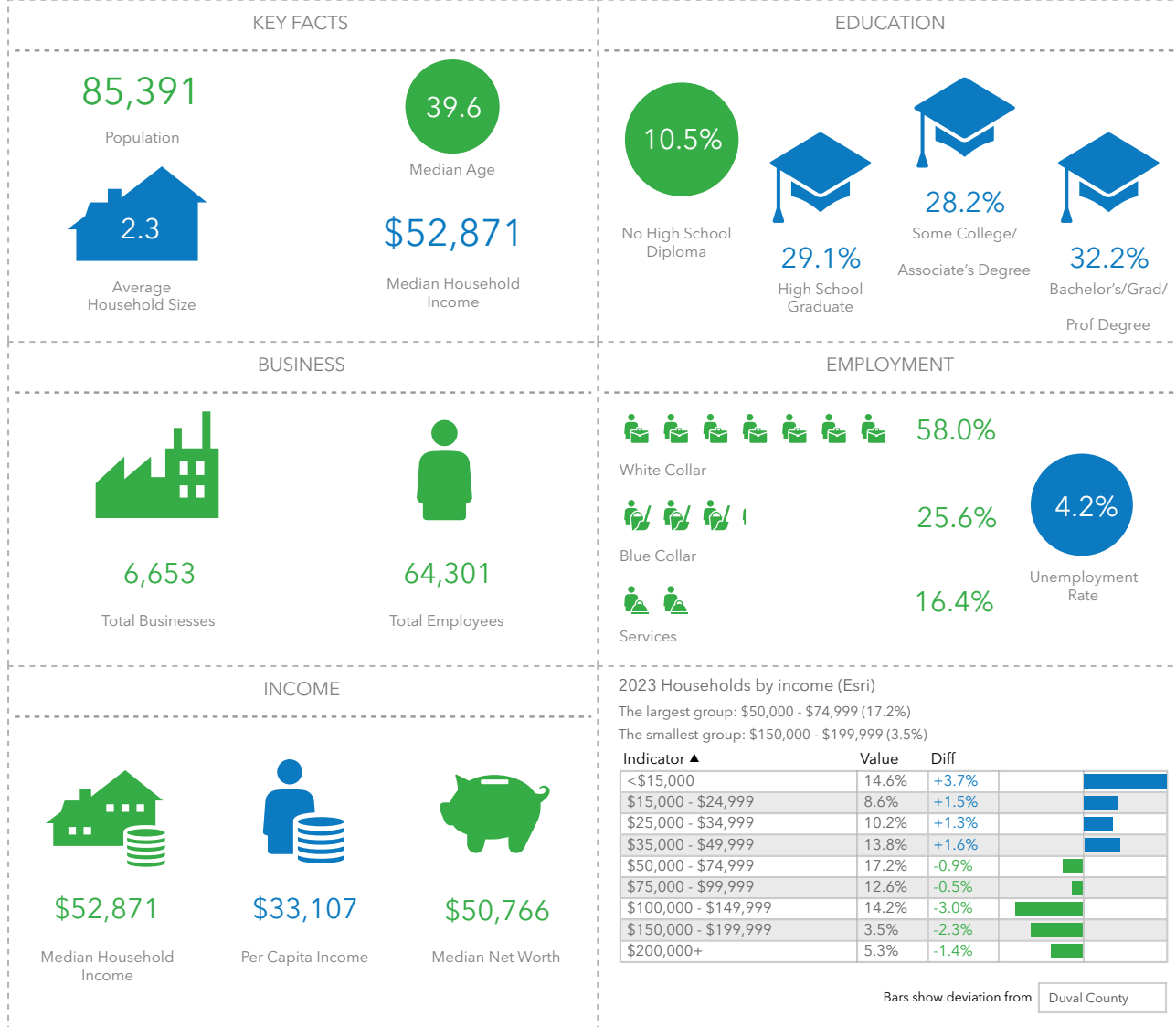
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DEMOGRAPHICS

4306 University Blvd S
Ring of 3 miles



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2024 Esri