

OFFICE/STUDIO/MEDICAL SPACE | FOR LEASE

1807 Rogero Road
Jacksonville, FL 32211

KAYLA DEGUZMAN
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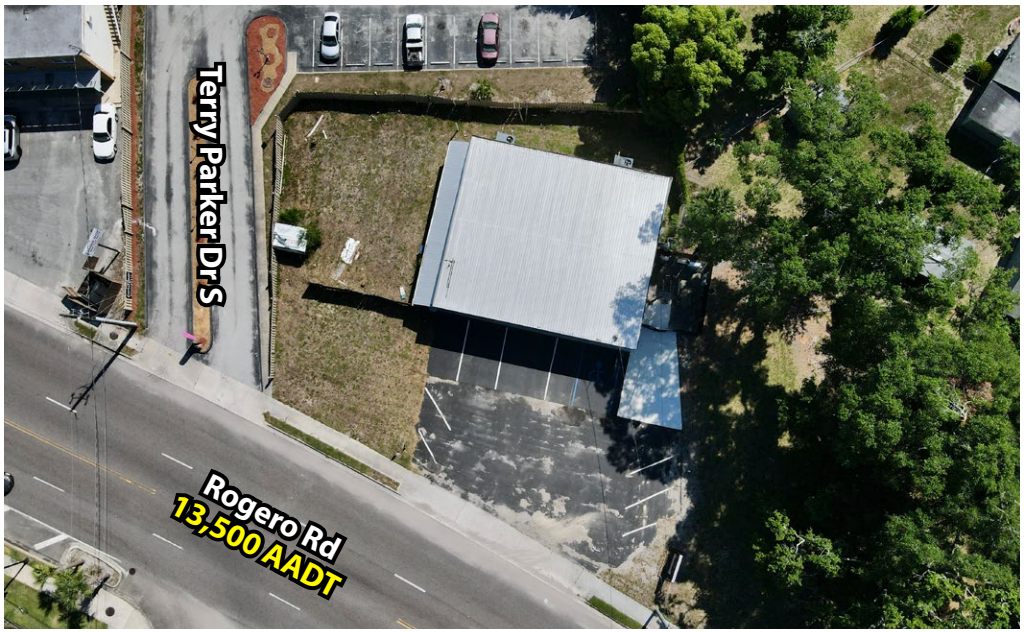
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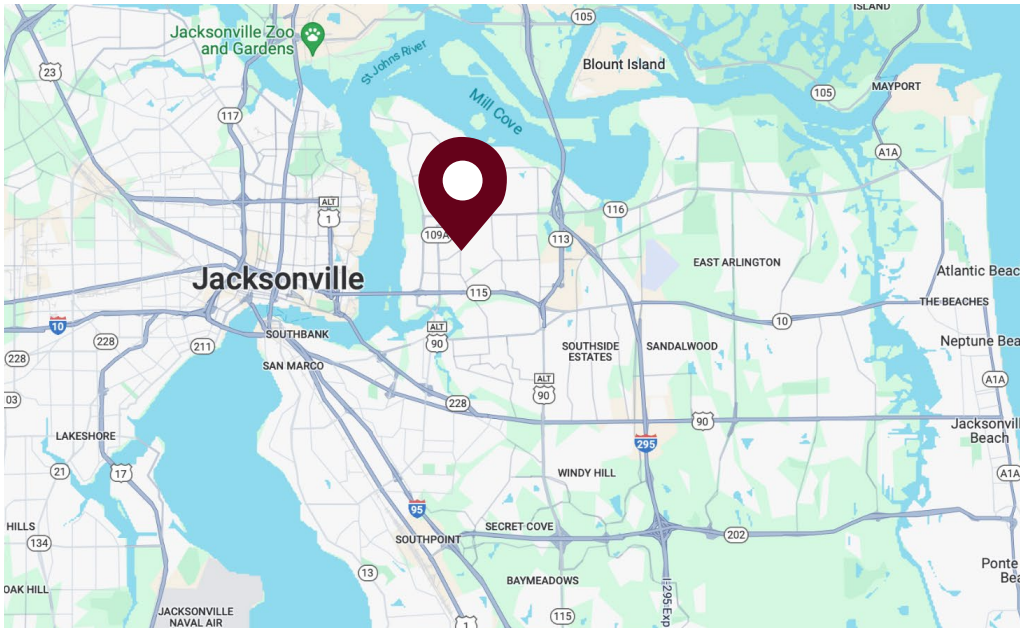
PROPERTY OVERVIEW

Discover an ideal business opportunity at **1807 Rogero Rd** in Jacksonville, FL. This standout freestanding building features high ceilings and large, open rooms that create a spacious and flexible layout for a variety of business uses.

Enjoy ample on-site parking for both customers and employees, along with strong visibility thanks to a prominent monument sign and excellent frontage on busy Rogero Rd.

Don't miss the chance to position your business in a highly visible, well-located property built to support growth and success.





LEASE DETAILS

Address:	1807 Rogero Rd. 32211
Tenancy:	Multi-Tenant
Zoning:	CO

LEASE DETAILS

Suite	Size	Lease Price
Suite B	1,033 SF	$15/SF* + ±$5.14/SF NNN
Entire Building	2,480 SF	$15/SF* + ±$5.14/SF NNN

**$15/SF intro rate in Year 1, on a 5-year term (escalating to $16.50/SF in 3rd year)*

Utilities (electric/water/internet) billed separately

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INTERIOR PHOTOS







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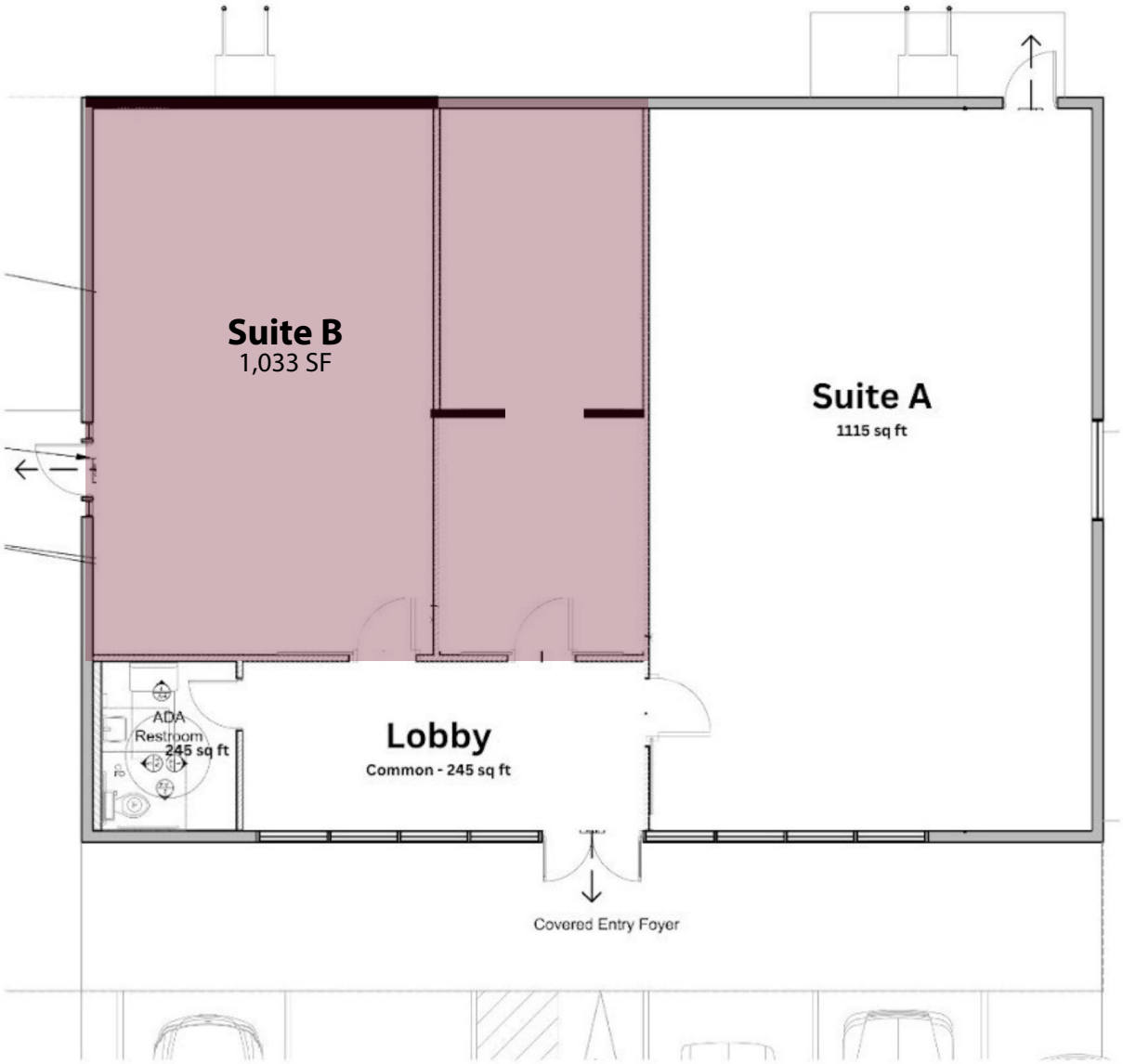




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FLOOR PLAN



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SIGNAGE OPPORTUNITY & DEMOS



DEMOGRAPHICS

	3 MILES	5 MILES
Population	91,801	203,291
Households	36,625	82,148
Median Age	34.7	36.0
Median Household Income	$59,875	$57,791
Average Household Income	$79,349	$81,058



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