

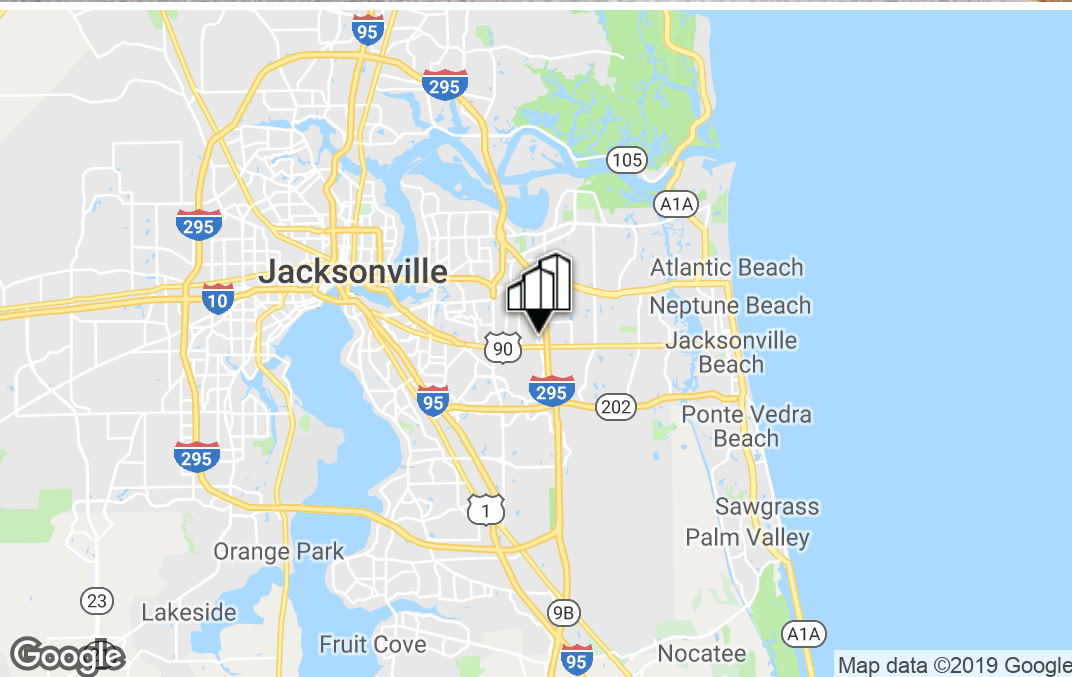
# SOUTHSIDE OFFICE SPACE FOR LEASE

## 3197 CORTEZ RD

JACKSONVILLE, FL 32246



PRIMEREALTY



### For More Information:

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4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.

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## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Available SF:	980 SF
Lot Size:	0.58 Acres
Year Built:	2008
Building Size:	4,545 SF
Zoning:	CO
Market:	Jacksonville
Submarket:	Southside

## PROPERTY OVERVIEW

Approximately 980 SF of office space available in the Southside sub-market of Jacksonville. Excellent location right off Beach Blvd and I-295. Attached deck and ample parking make this office space a great find. Central southside location. Office is vacant, move in right away. Fantastic tile flooring throughout.

## PROPERTY HIGHLIGHTS

- Central location
- Upgraded tile flooring throughout
- Nice open layout
- Immediate occupancy available

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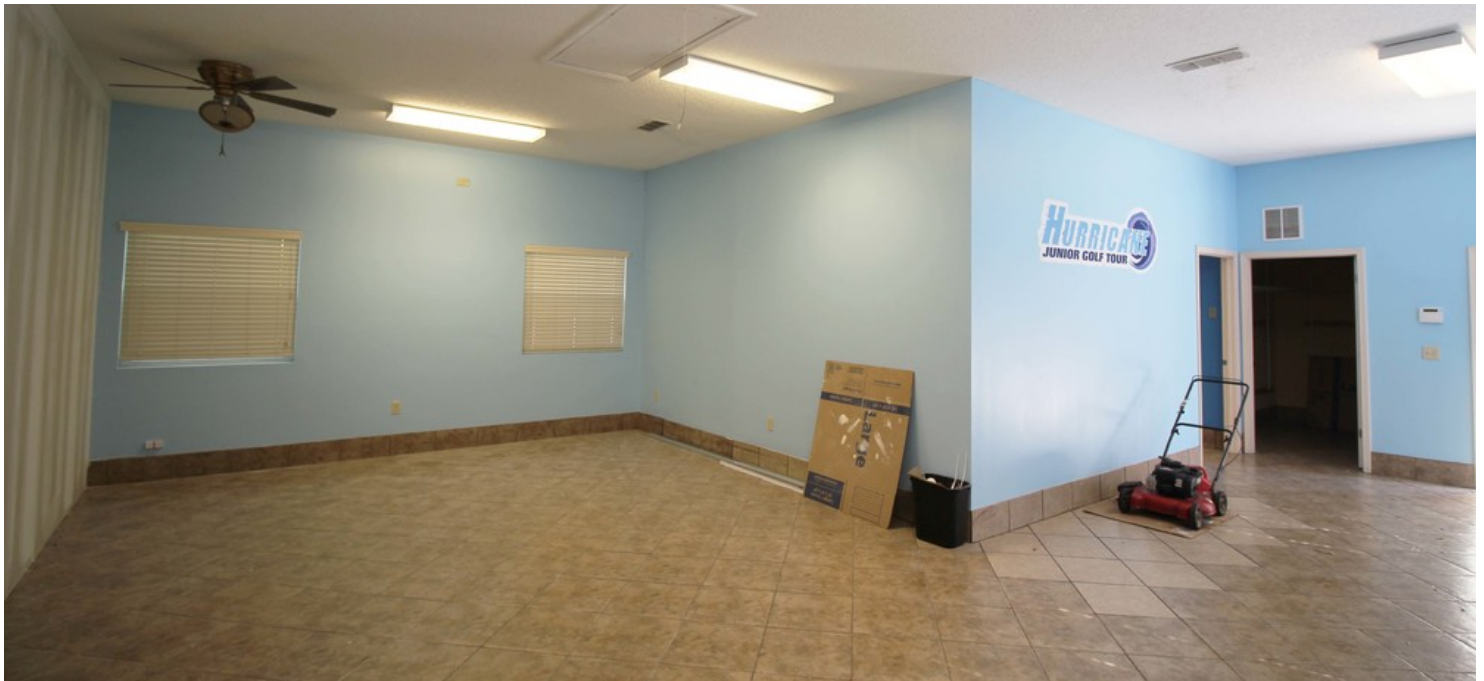
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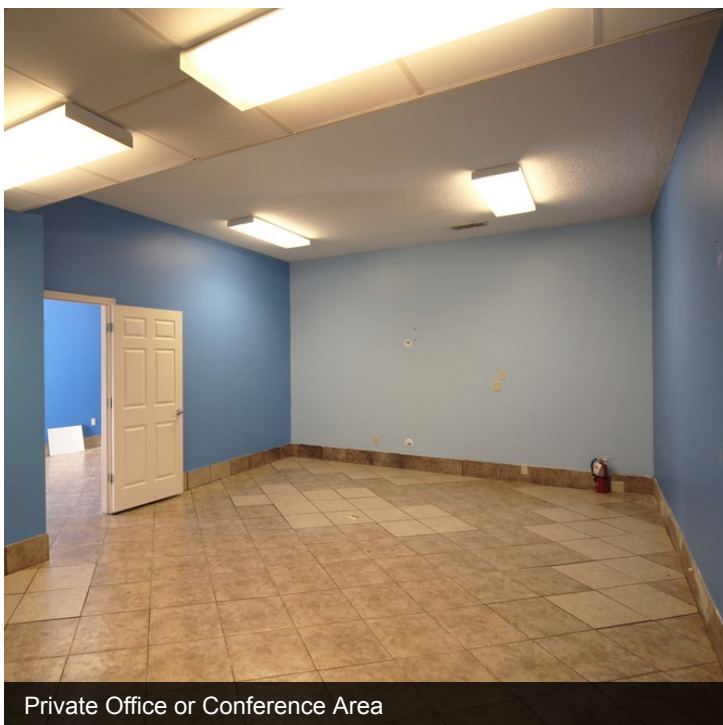
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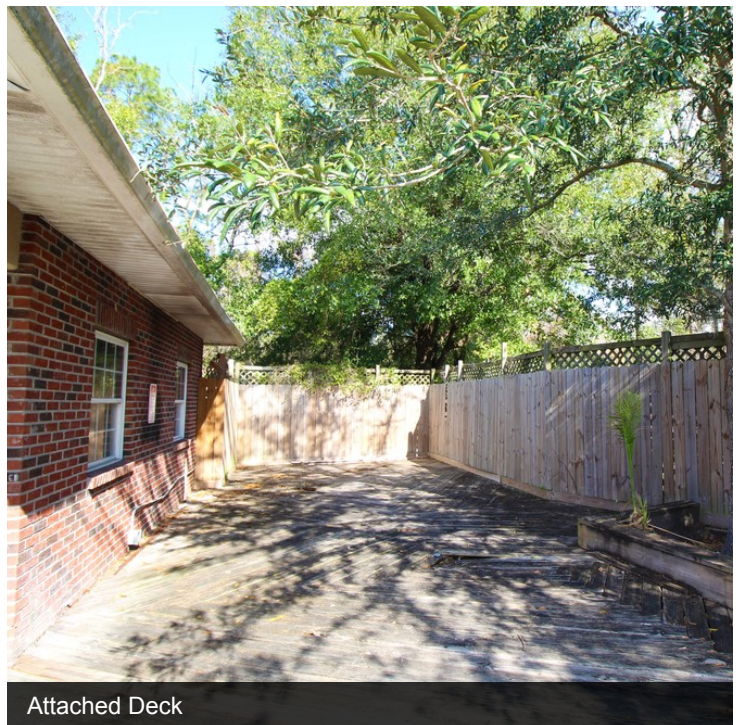
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Open Floor Plan



Private Office or Conference Area



Attached Deck

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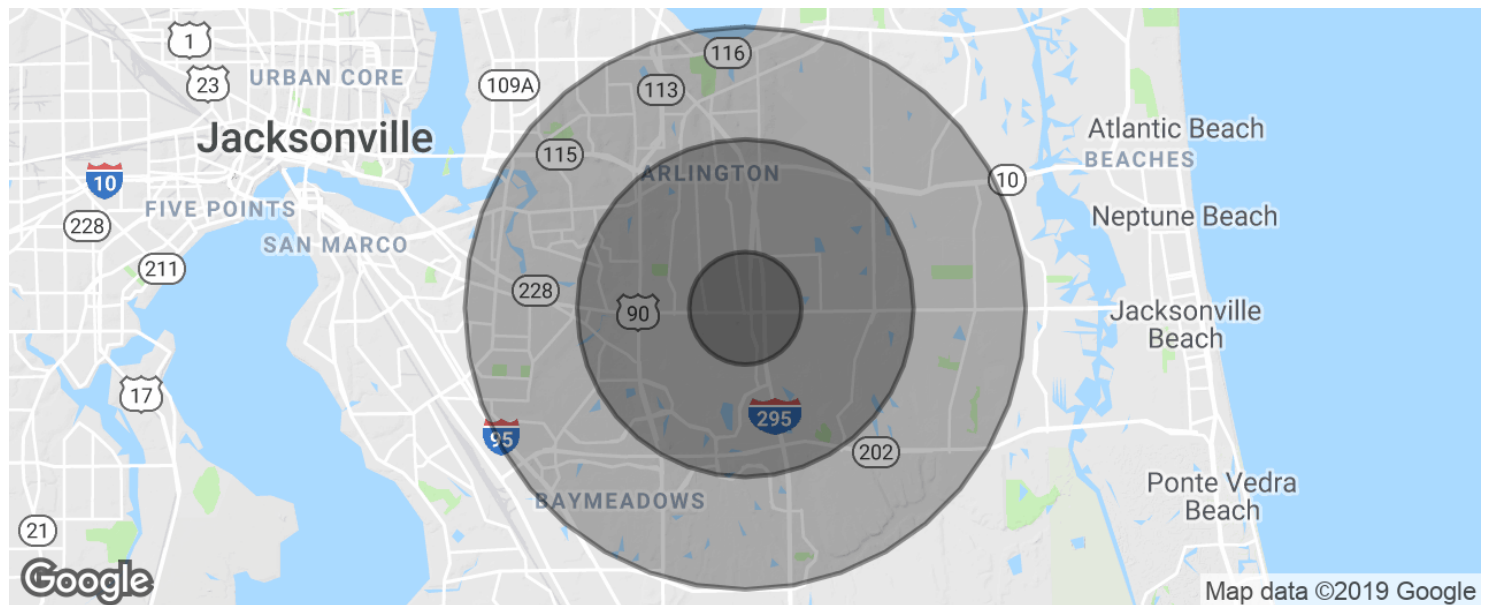
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,604	64,455	171,581
Median age	30.7	31.3	33.0
Median age (Male)	31.2	30.7	32.2
Median age (Female)	30.2	32.1	34.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,343	23,508	65,877
# of persons per HH	2.8	2.7	2.6
Average HH income	\$58,930	\$62,389	\$68,121
Average house value	\$192,590	\$209,105	\$229,748

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