



For lease

Lease rate:

Negotiable
+ \$4.95/SF CAM

Contact me:

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4306 University Blvd. S. Jacksonville, FL 32216

Freestanding medical office available

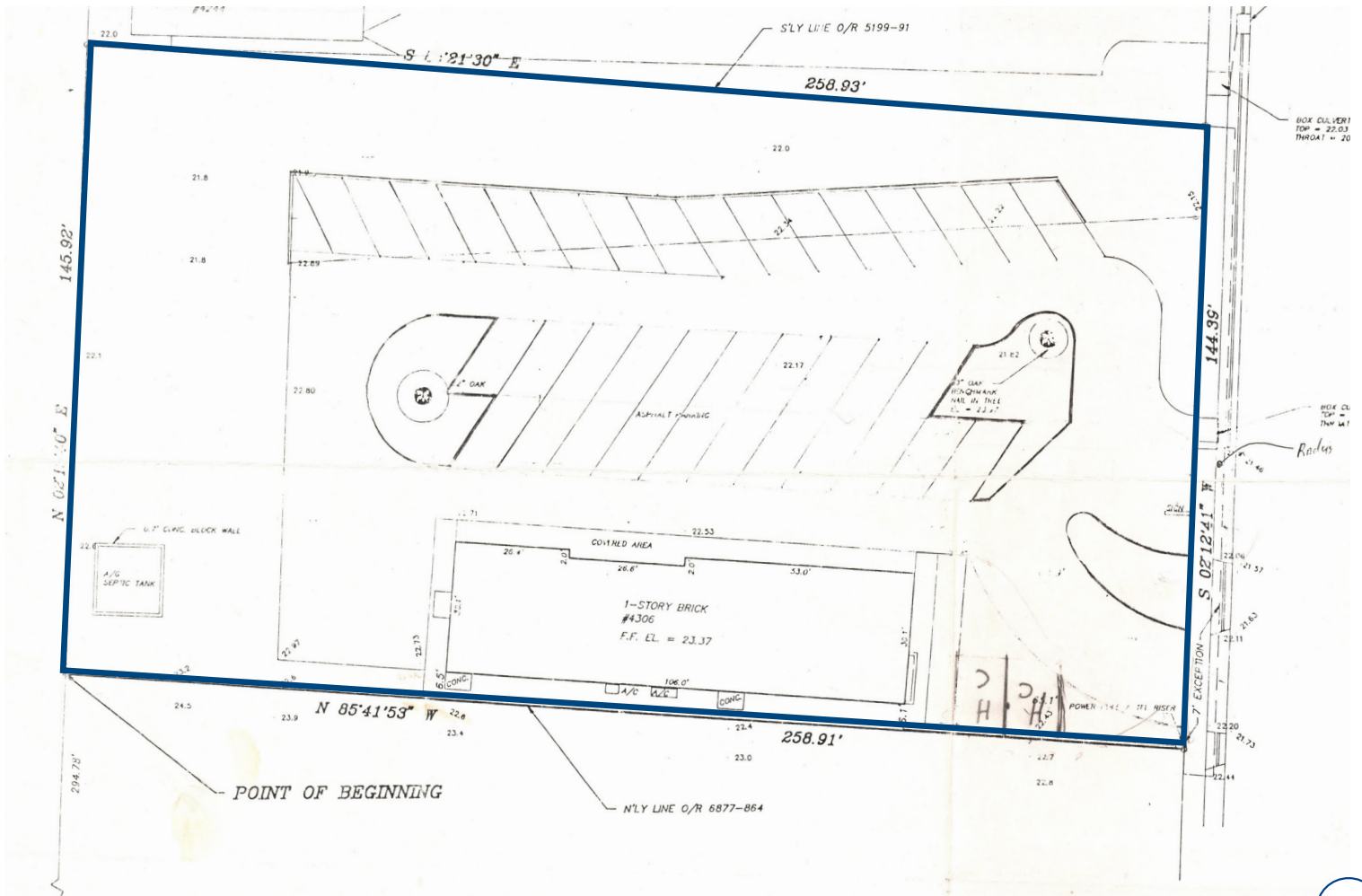
Property Highlights

- 3,126± SF medical office space on 0.89± acres of land along University Blvd. (39,000± AADT)
- Several offices, exam rooms and restrooms throughout
- Zoned CCG-1; parcel #137114-0000
- 39± parking spaces
- 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

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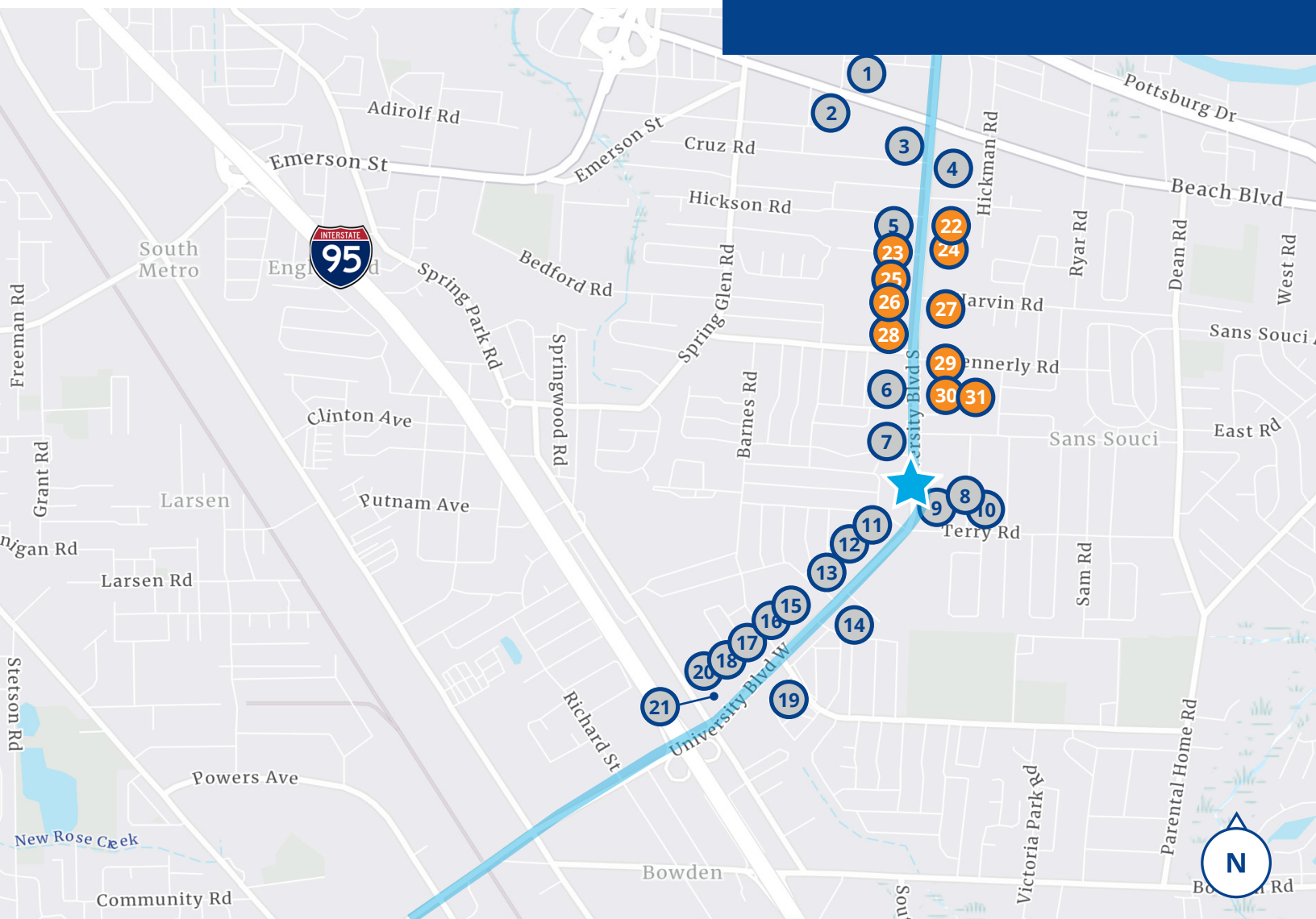
Survey & Photos



University Boulevard



Location



★ Subject Property

○ Retail

- 1. McDonald's
- 2. Arby's
- 3. Starbucks
- 4. Walgreens
- 5. Dunkin
- 6. Popeyes
- 7. Zaxby's
- 8. Sam Won Garden Korean BBQ
- 9. Firehouse Subs
- 10. China Dragon
- 11. Checker's
- 12. Harvey's Supermarket

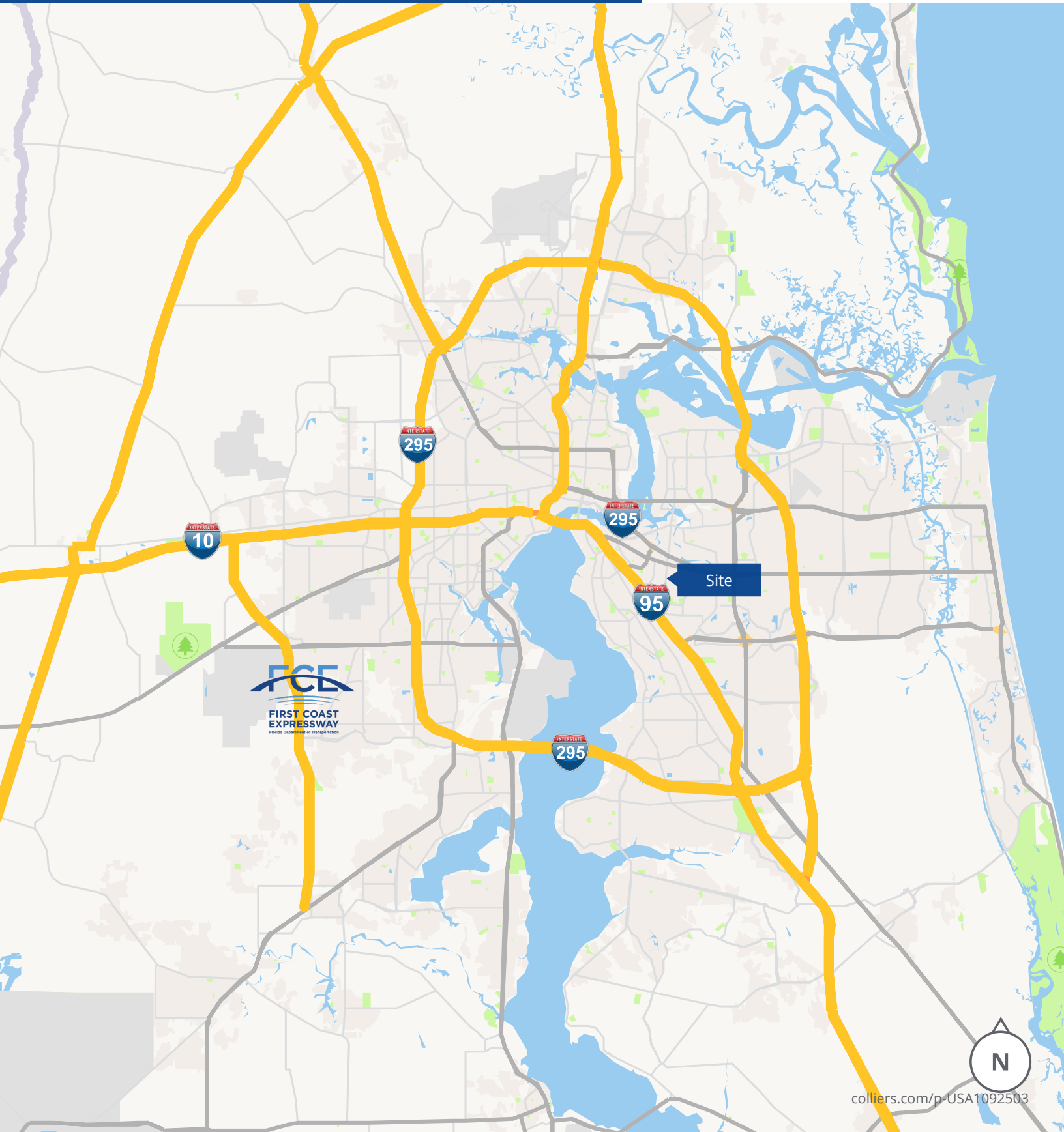
13. Speedway

- 14. Dairy Queen
- 15. Ace Hardware
- 16. Krystal
- 17. Beignets Caribbean Cafe
- 18. Hungry Howie's Pizza
- 19. Captain D's
- 20. Freshfields Farm
- 21. Ying's Takee Outee

○ Medical

- 22. Brooks Rehabilitation Hospital
- 23. Northeast Florida Endocrine
- 24. Memorial Hospital
- 25. Wolchok Eye Associates
- 26. Heartland Health Care Center
- 27. VA Women's Center
- 28. Ashchi Heart & Vascular Center
- 29. Bahri Orthopedics & Sports Medicine Clinic
- 30. Family Allergy & Asthma Consultants
- 31. North Florida Medical Associates

Jacksonville Map



Demographic Summary

4306 University Blvd S, Jacksonville, Florida, 32216
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.27927
Longitude: -81.60327

	1 mile	3 miles	5 miles
Population			
2000 Population	12,698	74,435	158,683
2010 Population	12,078	73,405	168,536
2020 Population	13,420	82,947	189,880
2025 Population	14,241	88,547	203,422
2000-2010 Annual Rate	-0.50%	-0.14%	0.60%
2010-2020 Annual Rate	1.03%	1.20%	1.17%
2020-2025 Annual Rate	1.19%	1.32%	1.39%
2020 Male Population	48.9%	48.5%	49.4%
2020 Female Population	51.1%	51.5%	50.6%
2020 Median Age	41.6	39.0	37.0

In the identified area, the current year population is 189,880. In 2010, the Census count in the area was 168,536. The rate of change since 2010 was 1.17% annually. The five-year projection for the population in the area is 203,422 representing a change of 1.39% annually from 2020 to 2025. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 41.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	66.5%	63.6%	60.7%
2020 Black Alone	17.8%	22.0%	25.4%
2020 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2020 Asian Alone	4.1%	5.4%	5.2%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	7.6%	4.7%	4.4%
2020 Two or More Races	3.5%	3.8%	3.8%
2020 Hispanic Origin (Any Race)	22.5%	15.7%	14.9%

Persons of Hispanic origin represent 14.9% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.5 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	44	62	63
2000 Households	5,004	31,330	67,237
2010 Households	4,601	30,901	71,255
2020 Total Households	5,038	34,874	80,226
2025 Total Households	5,338	37,175	86,181
2000-2010 Annual Rate	-0.84%	-0.14%	0.58%
2010-2020 Annual Rate	0.89%	1.19%	1.16%
2020-2025 Annual Rate	1.16%	1.29%	1.44%
2020 Average Household Size	2.54	2.33	2.26

The household count in this area has changed from 71,255 in 2010 to 80,226 in the current year, a change of 1.16% annually. The five-year projection of households is 86,181, a change of 1.44% annually from the current year total. Average household size is currently 2.26, compared to 2.26 in the year 2010. The number of families in the current year is 43,358 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

Demographic Summary

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Mortgage Income			
2020 Percent of Income for Mortgage	14.3%	15.3%	14.9%
Median Household Income			
2020 Median Household Income	\$43,354	\$48,346	\$50,089
2025 Median Household Income	\$47,386	\$51,423	\$52,356
2020-2025 Annual Rate	1.79%	1.24%	0.89%
Average Household Income			
2020 Average Household Income	\$58,389	\$67,285	\$69,415
2025 Average Household Income	\$63,180	\$73,087	\$75,079
2020-2025 Annual Rate	1.59%	1.67%	1.58%
Per Capita Income			
2020 Per Capita Income	\$22,612	\$28,501	\$29,556
2025 Per Capita Income	\$24,418	\$30,911	\$32,033
2020-2025 Annual Rate	1.55%	1.64%	1.62%

Households by Income

Current median household income is \$50,089 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$52,356 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$69,415 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$75,079 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$29,556 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$32,033 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	161	150	155
2000 Total Housing Units	5,175	33,620	72,877
2000 Owner Occupied Housing Units	2,829	17,381	35,174
2000 Renter Occupied Housing Units	2,174	13,949	32,063
2000 Vacant Housing Units	172	2,290	5,640
2010 Total Housing Units	5,395	35,506	81,984
2010 Owner Occupied Housing Units	2,584	17,193	35,398
2010 Renter Occupied Housing Units	2,017	13,708	35,857
2010 Vacant Housing Units	794	4,605	10,729
2020 Total Housing Units	5,823	39,409	90,795
2020 Owner Occupied Housing Units	2,156	15,693	32,499
2020 Renter Occupied Housing Units	2,882	19,181	47,726
2020 Vacant Housing Units	785	4,535	10,569
2025 Total Housing Units	6,160	41,844	96,996
2025 Owner Occupied Housing Units	2,299	16,415	34,033
2025 Renter Occupied Housing Units	3,039	20,760	52,147
2025 Vacant Housing Units	822	4,669	10,815

Currently, 35.8% of the 90,795 housing units in the area are owner occupied; 52.6%, renter occupied; and 11.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 81,984 housing units in the area - 43.2% owner occupied, 43.7% renter occupied, and 13.1% vacant. The annual rate of change in housing units since 2010 is 4.64%. Median home value in the area is \$178,441, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.94% annually to \$206,213.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.