

# For Sale

## 1,062SF Avenues Area Office Condo



### 10175 Fortune Parkway, Unit 904, Jacksonville, FL 32256

### Professional Executive Office

**Anthony V. Migliore**  
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 amigliore@cbcbenchmark.com

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### Property Information

#### SF

1,062 RBA

#### Price

\$185,000

#### Features

- 4 Private offices
- Bathroom and break area
- Modern finish
- Waiting area/lobby

#### Area

This is in an area of high traffic volume, just minutes from Phillips Highway, I-95 and I-295.

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### Property Overview:

Well-maintained office condo located in the Avenues Professional Park, located very near Phillips Highway and I-95. This office condo measures roughly 1,062SF with four private offices, waiting area, bathroom and a break/copy area. Crown molding throughout. Built in 2006, the unit features attractive flooring and tasteful, modern colors. HOA dues are \$610 per quarter.



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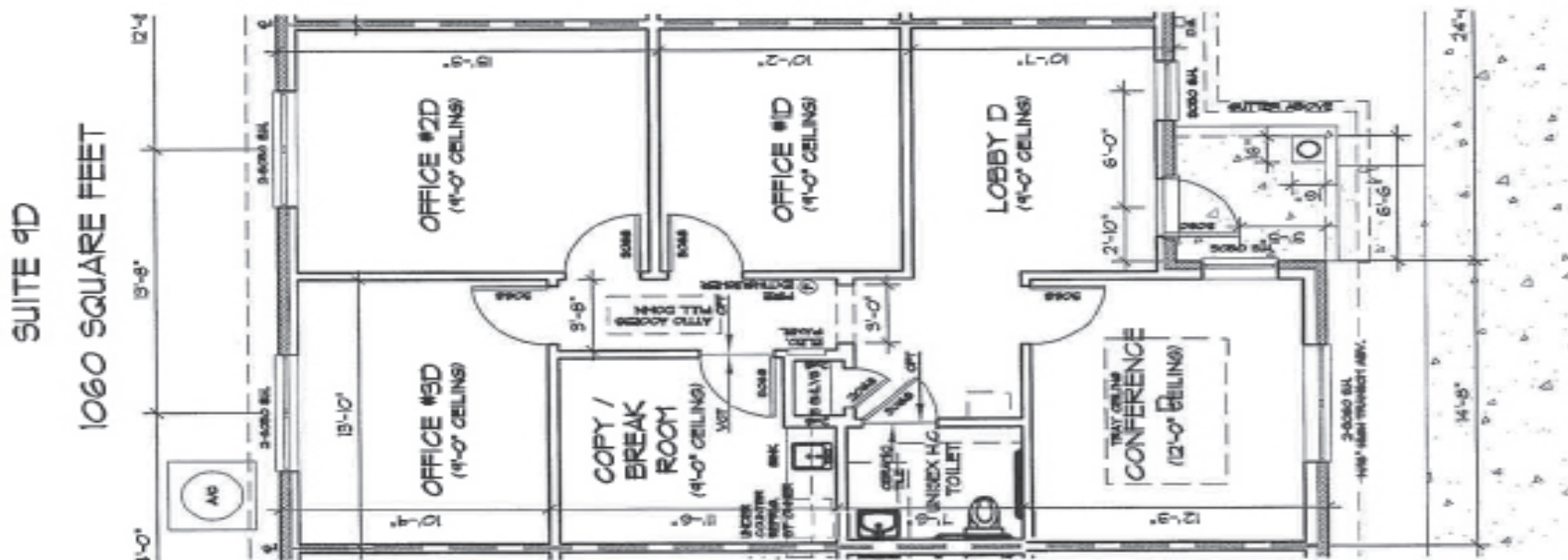
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# Floor Plan



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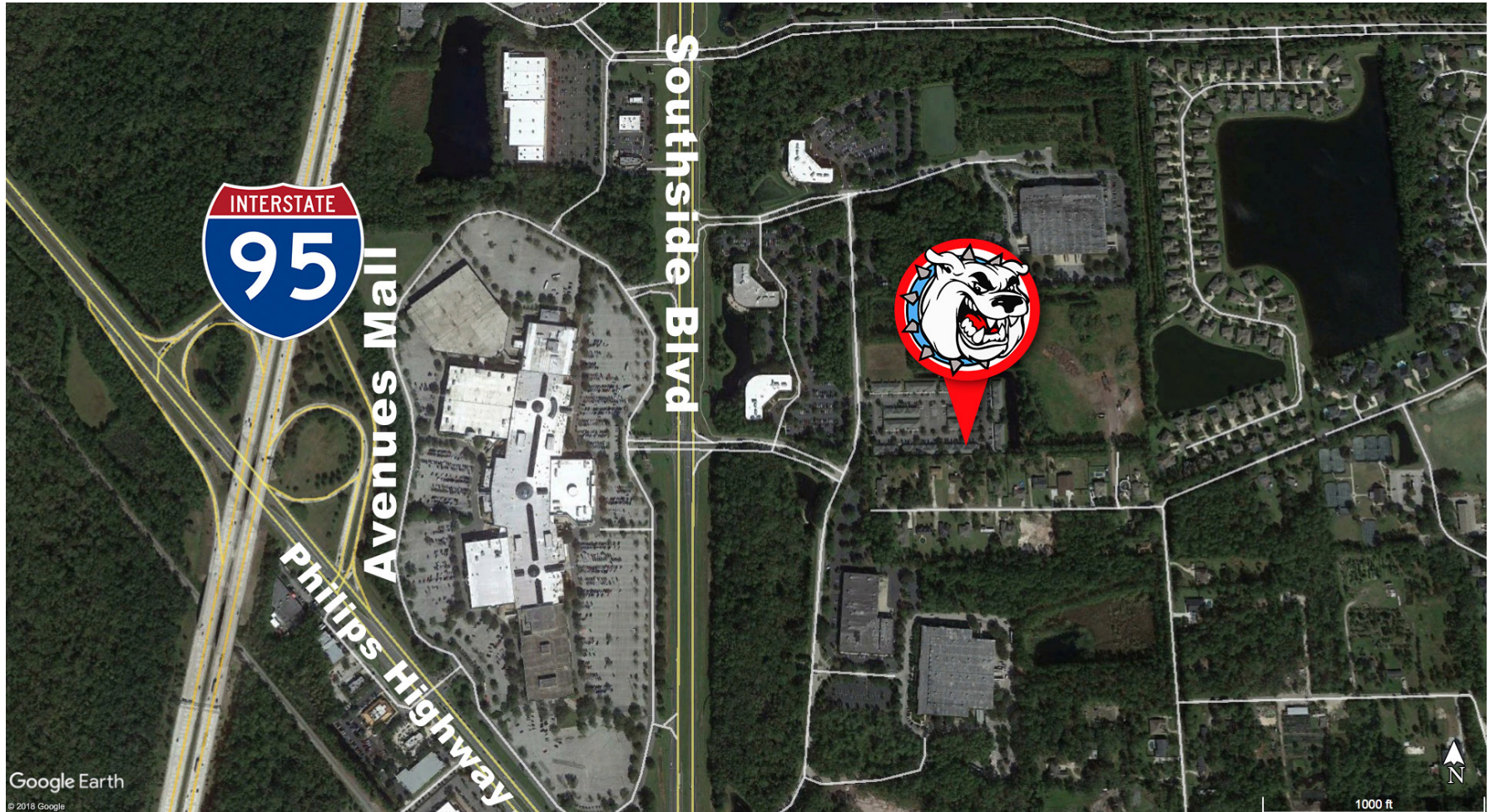
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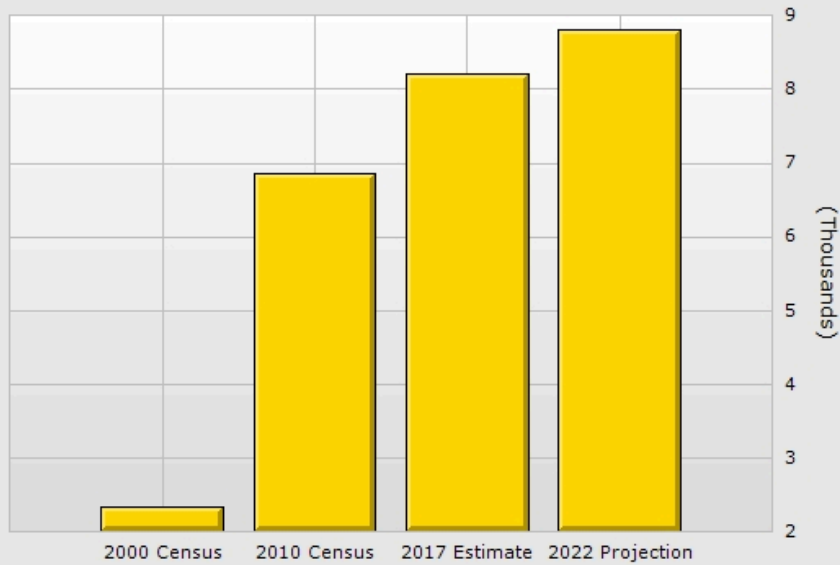
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|                        | 1 Mile           | 3 Mile           | 5 Mile           |
|------------------------|------------------|------------------|------------------|
| <b>Population</b>      |                  |                  |                  |
| 2017 Total Population: | <b>8,218</b>     | <b>65,621</b>    | <b>185,099</b>   |
| 2022 Population:       | <b>8,814</b>     | <b>69,942</b>    | <b>196,319</b>   |
| Pop Growth 2017-2022:  | <b>7.25%</b>     | <b>6.58%</b>     | <b>6.06%</b>     |
| Average Age:           | <b>33.60</b>     | <b>35.50</b>     | <b>36.60</b>     |
| <b>Households</b>      |                  |                  |                  |
| 2017 Total Households: | <b>4,265</b>     | <b>29,775</b>    | <b>77,861</b>    |
| HH Growth 2017-2022:   | <b>7.36%</b>     | <b>6.79%</b>     | <b>6.17%</b>     |
| Median Household Inc:  | <b>\$59,519</b>  | <b>\$51,013</b>  | <b>\$50,009</b>  |
| Avg Household Size:    | <b>1.90</b>      | <b>2.10</b>      | <b>2.30</b>      |
| 2017 Avg HH Vehicles:  | <b>1.00</b>      | <b>2.00</b>      | <b>2.00</b>      |
| <b>Housing</b>         |                  |                  |                  |
| Median Home Value:     | <b>\$173,732</b> | <b>\$158,644</b> | <b>\$165,739</b> |
| Median Year Built:     | <b>2003</b>      | <b>1996</b>      | <b>1988</b>      |

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