

FOR SALE

## 5562 & 5600 Spring Park Road

Jacksonville, FL 32216

- › Size - 14,200 SF
- › Year Built - 1970
- › Land Area - 1.83 Acres
- › Occupancy - 100%
- › Zoning - CCG-1
- › Parking - 70 spaces
- › List Price - \$1,490,000



14,200 SF - 2 Bldgs  
Professional/Medical Office



For Sale

## Offering Summary

List Price \$1,490,000



# Investment Highlights

For Sale

Office / Medical

14,200 SF



## Great Location

Located on Spring Park Road, the property is centrally located with close proximity to retail, restaurants, hospitals, and schools. The property is strategically at the I-95 exit off of University Blvd. It is also 9 minutes from downtown Jacksonville (5.7 miles) and 5 miles to St. John's Town center. Some of the major hospitals in the city are located minutes from this property such as Memorial Hospital (4 minutes), St. Vincent's Medical Center Southside (3 minutes), Baptist Medical Center of Jacksonville (8 minutes), UF Shands Hospital and St. Vincent's Medical Center Riverside (15 minutes).

## Value-add Opportunity

There is an opportunity to increase rents to the submarket average. Even with the value add opportunity, the property is currently positively cash flowing. In addition, with market rental rates of \$16.44/SF for Class C Office in this submarket, the Property has the ability to increase rental rates.

## Proximity To Major Roads

The property is proximate to I-95 and University Blvd, with daily traffic counts of 135,000 and 40,00 respectively. There is frontage on Spring Park Road, with two access points to the property.

## Diversified Rent Roll

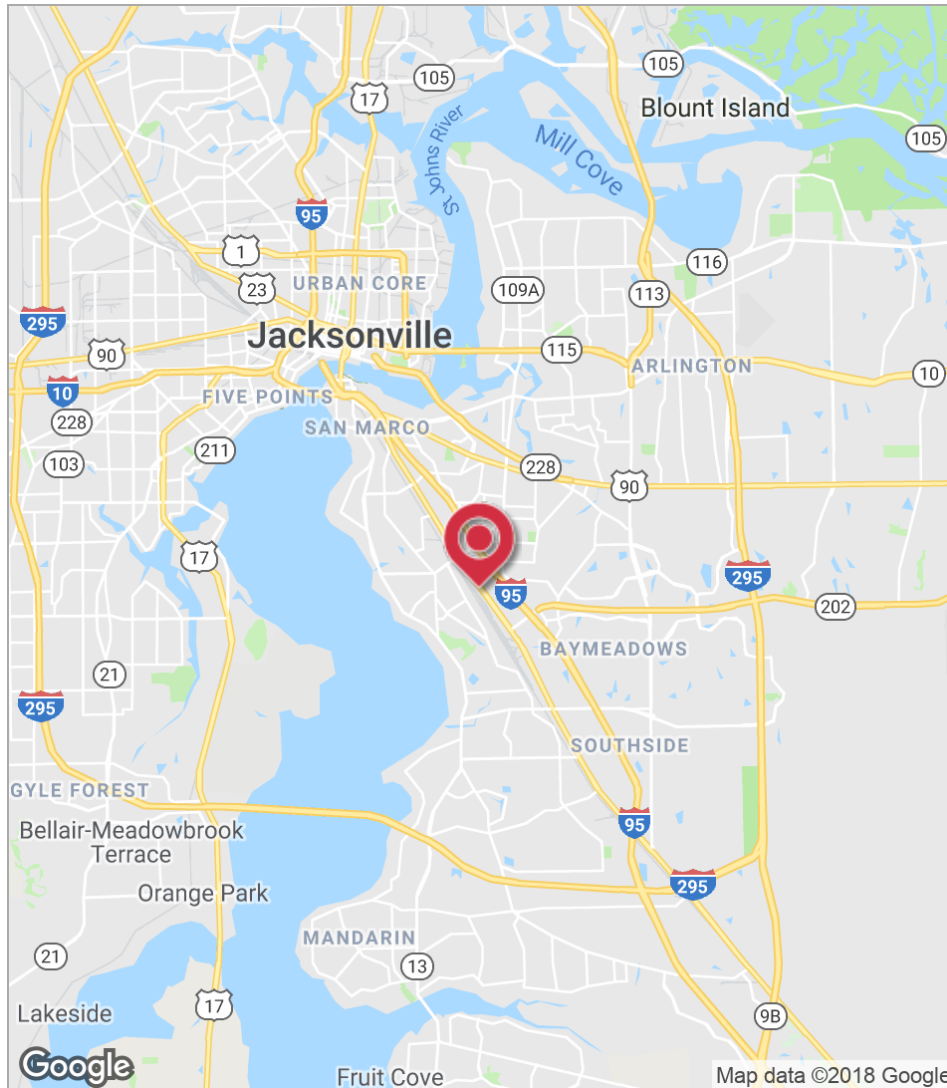
The property has a diversified rent roll with tenants from many different industries; i.e. medical, education, and non-profit.

# Location Maps

For Sale

Office / Medical

14,200 SF



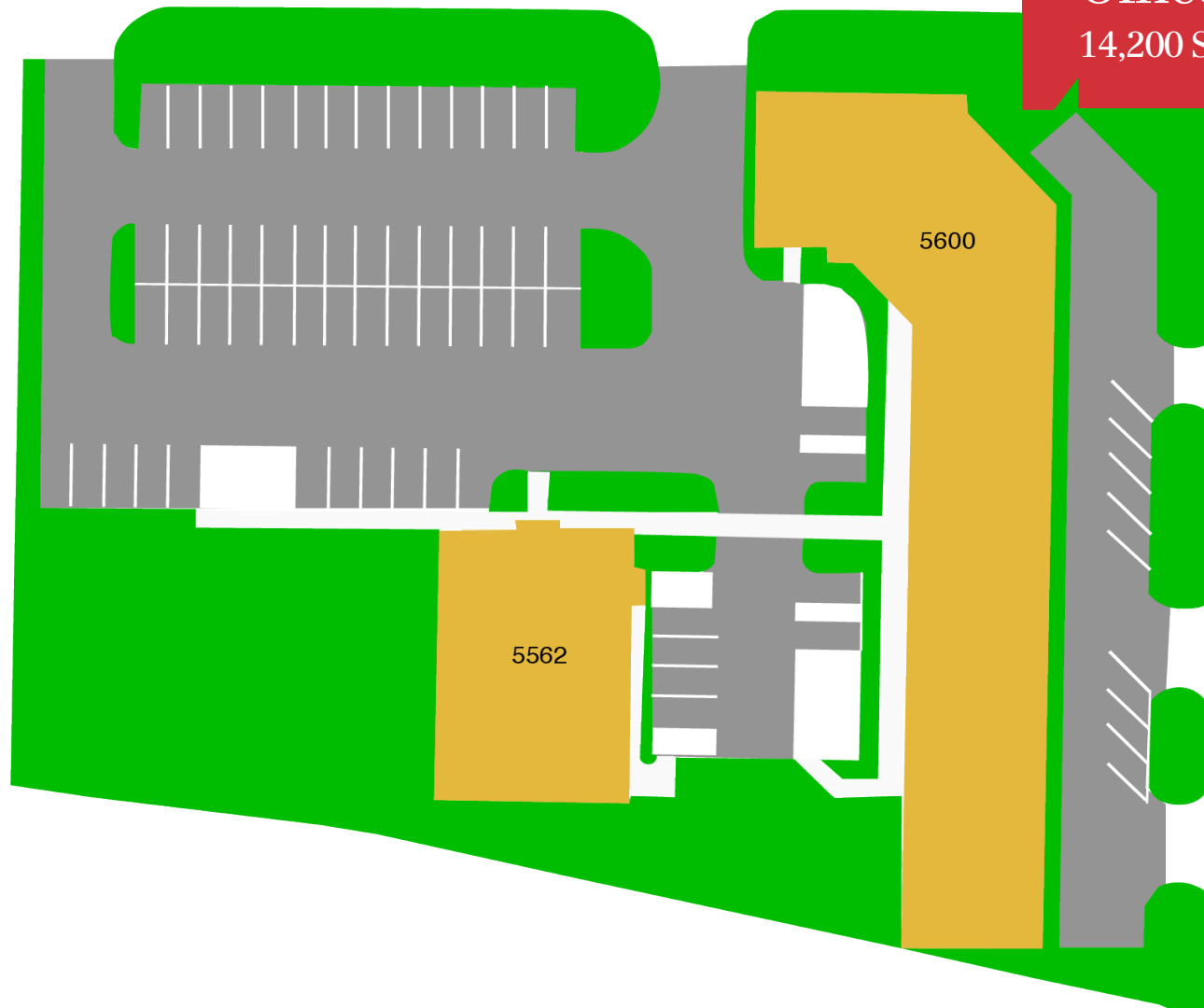


Spring Park Road

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For more information:



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