



Medical Office For Lease

2535 University Boulevard West | Jacksonville, FL 32217



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Lease Details



Property Overview

Presenting 2535 University Boulevard West, a turnkey medical office that is fully furnished with medical beds, lobby furniture and more! Building includes two bathrooms, five private rooms (three with sinks), a large waiting area, on-site parking and is ADA compliant.

Offers easy access to I-95, is only an eight minute drive to Memorial Hospital and the dense medical corridor of Jacksonville's Southbank. This medical office is down the street from a Publix anchored shopping center and has frontage on the highly trafficked University Boulevard which boasts over 27k VPD and is a major retail and medical hub.

Property Highlights

- Move-in ready!
- Freestanding medical office on University Blvd.
- 5 private rooms (3 with sinks), large waiting area, and multiple restrooms
- Ample parking
- Easy access to I-95 and bridges connecting to Downtown Jax, as well as a short drive to major medical facilities
- Monument signage on-site

Lease Terms

Available Space:	1,582 SF
Lot Size:	.21 AC
Lease Rate:	\$14/SF/YR
Lease Type:	NNN
Property Type:	Office
Property Sub-type:	Medical Office
Zoning:	CRO

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Center Photos

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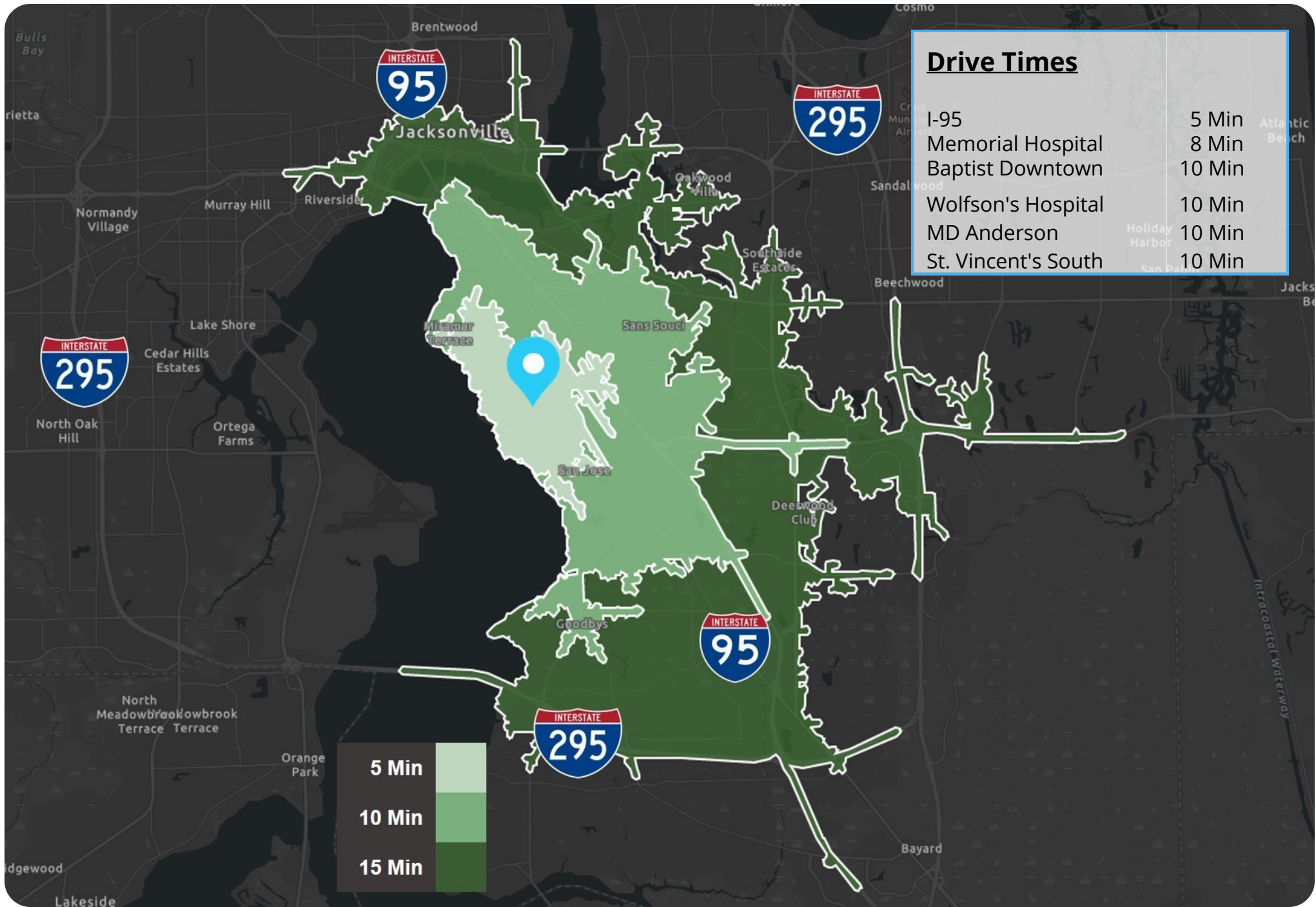
Google

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Site Location

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2019 Demographics

1 Mile

3 Miles

5 Miles

Population

6,988

55,364

155,260

Number of Households

3,258

22,697

66,811

Average Household Income

\$76,070

\$68,384

\$73,373

Workplace Employees

9,766

51,522

174,065

Median Age

46.5

41.5

38.8

LIFESTYLE SEGMENT

20.3%

Retired Friends
Median Age: 53.9

LIFESTYLE SEGMENT

20.2%

City Dwellers
Median Age: 39.4