



Freestanding CCG-1 Building For Lease

1532 Flanders Road | Jacksonville, FL 32207



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Lease Details



Lease Details

Available Space:	4,306 SF
Lease Rate:	\$12.00/SF
Lease Type:	\$1.74 NNN
Property Type:	Freestanding Retail/Industrial
Zoning:	CCG-1
Year Built:	1945
Year Renovated:	2018

Lease Details

Property Overview

Prime Realty exclusively presents this beautiful 4,306 SF freestanding retail space located just off of San Jose Boulevard in the highly desired sub-market of Lakewood/San Marco. This large open space has great potential to work perfectly as an industrial/retail space since it has recently been renovated to include brand new exposed duct work, wood ceiling beams, and a roll-up garage door front entry while still allowing for tenant design customization. Two restrooms are partially complete and there is space designated for one more.

Centered on a shared 2.45 AC lot, this beautiful property also includes a pathway that leads to an exterior space that is ideal for outdoor dining, a beer garden, or open-air market. Continuing past this garden space, a second entrance features a wrought-iron gate that leads to San Jose Boulevard. Don't miss out on this unique opportunity!

Property Highlights

- Vanilla shell delivery
- 4,306 SF freestanding retail/industrial building
- Large open floor plan with multiple restrooms
- Recent renovation has created an industrial vibe to this unique retail space
- Adjacent to shared garden patio with beautiful landscaping that can be used as outdoor event space
- Dual entry to property via Flanders Road and San Jose Blvd
- Front and rear entrances to building
- Space for parking and option for signage included

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Additional Photos

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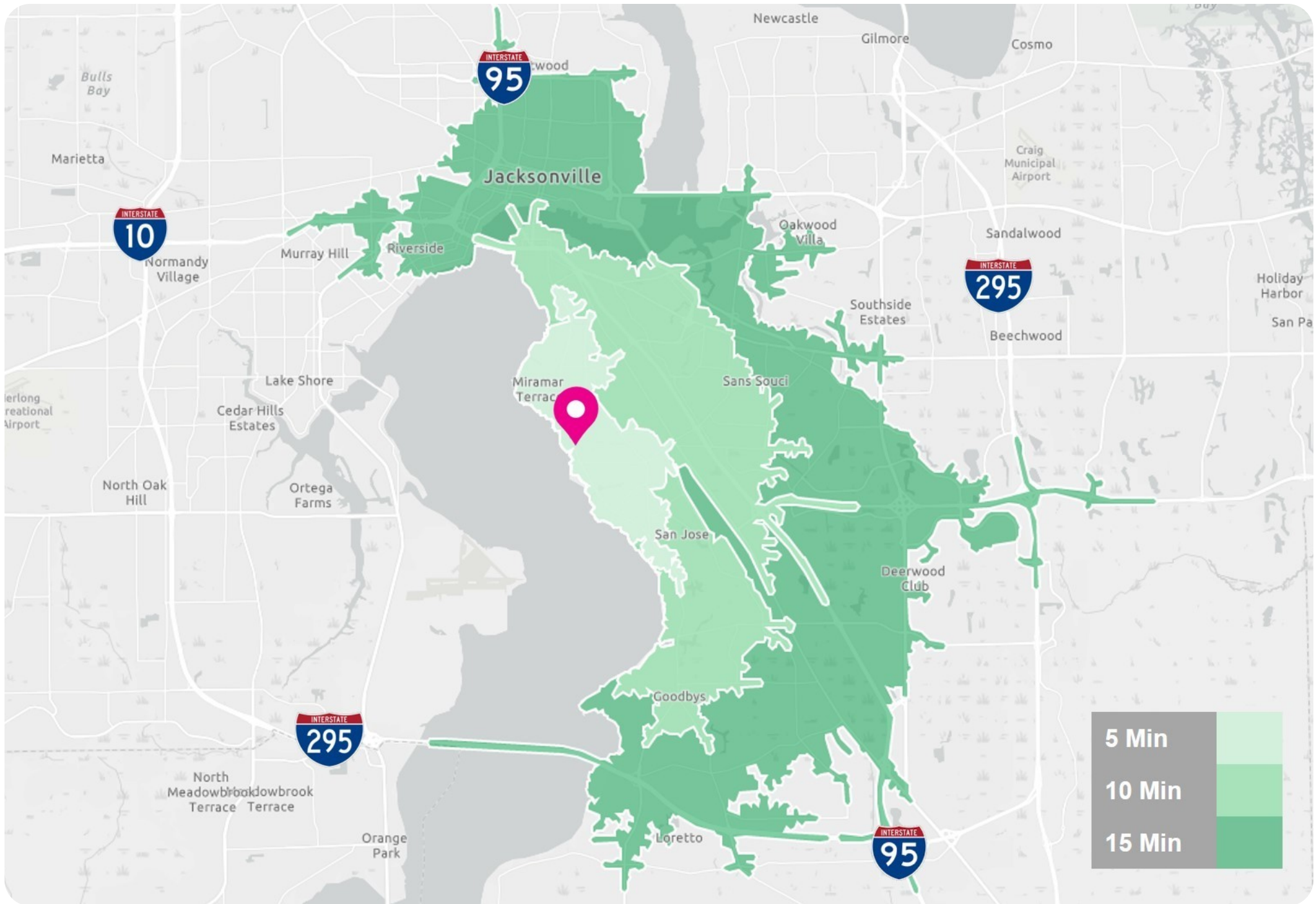
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Nearby Retailers

1532 Flanders Road | Jacksonville, FL 32207





Drive Times

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2019 Subject Area Demographics

	1 Mile	3 Miles	5 Miles
Population	5,406	44,753	152,281
Number of Households	2,443	18,703	65,154
Household Size	2.21	2.35	2.20
Average Household Income	\$81,237	\$71,054	\$72,504
Average Net Worth	\$767,551	\$637,282	\$549,722
Median Age	44.8	40.9	39.9

