

# LEASE

2763 COMMUNITY ROAD

Jacksonville, FL 32207



## PROPERTY DESCRIPTION

This completely renovated office property, nestled within the dynamic landscape of the south Jacksonville area, epitomizes the essence of contemporary commercial excellence.

## LOCATION DESCRIPTION

This property is in the Lakewood neighborhood near St Augustine Road in Jacksonville.

## PROPERTY HIGHLIGHTS

- Additional 1 Acre of Land Available for \$1,500 per Month (NNN)!
- Available Now!

## OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Available SF:	975 SF
Lot Size:	1.17 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	189	853	3,085
Total Population	447	1,871	7,163
Average HH Income	\$79,704	\$85,092	\$75,299

**Eric Maimo**  
(904) 537-6443



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

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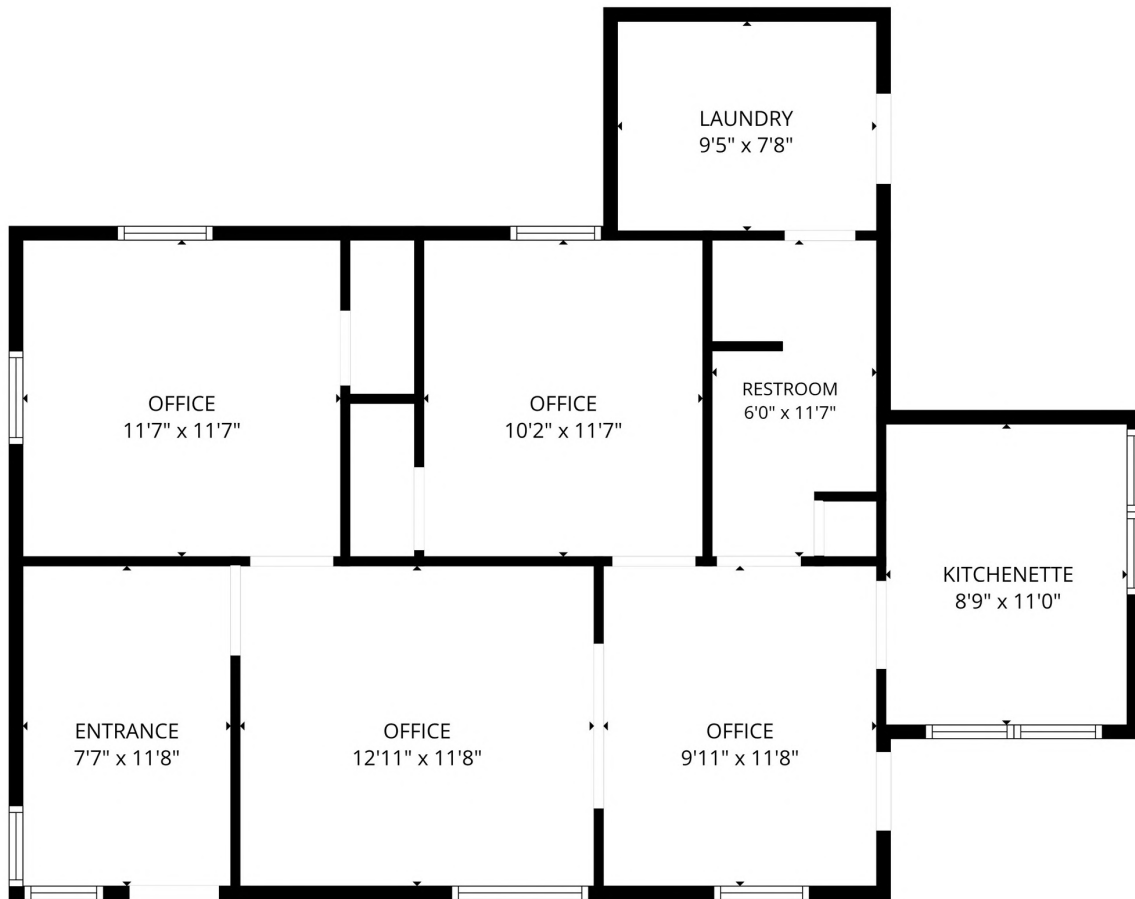


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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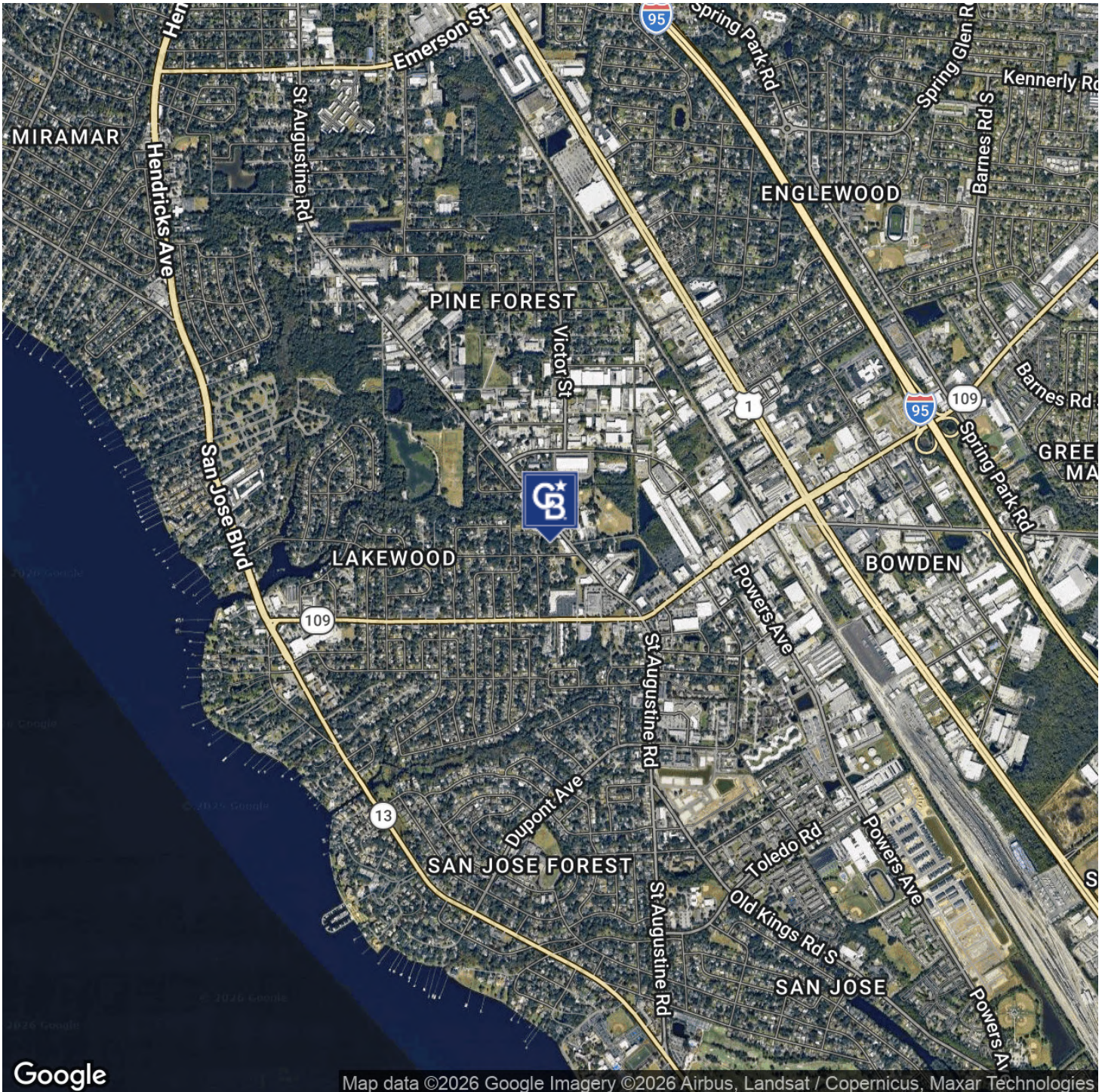


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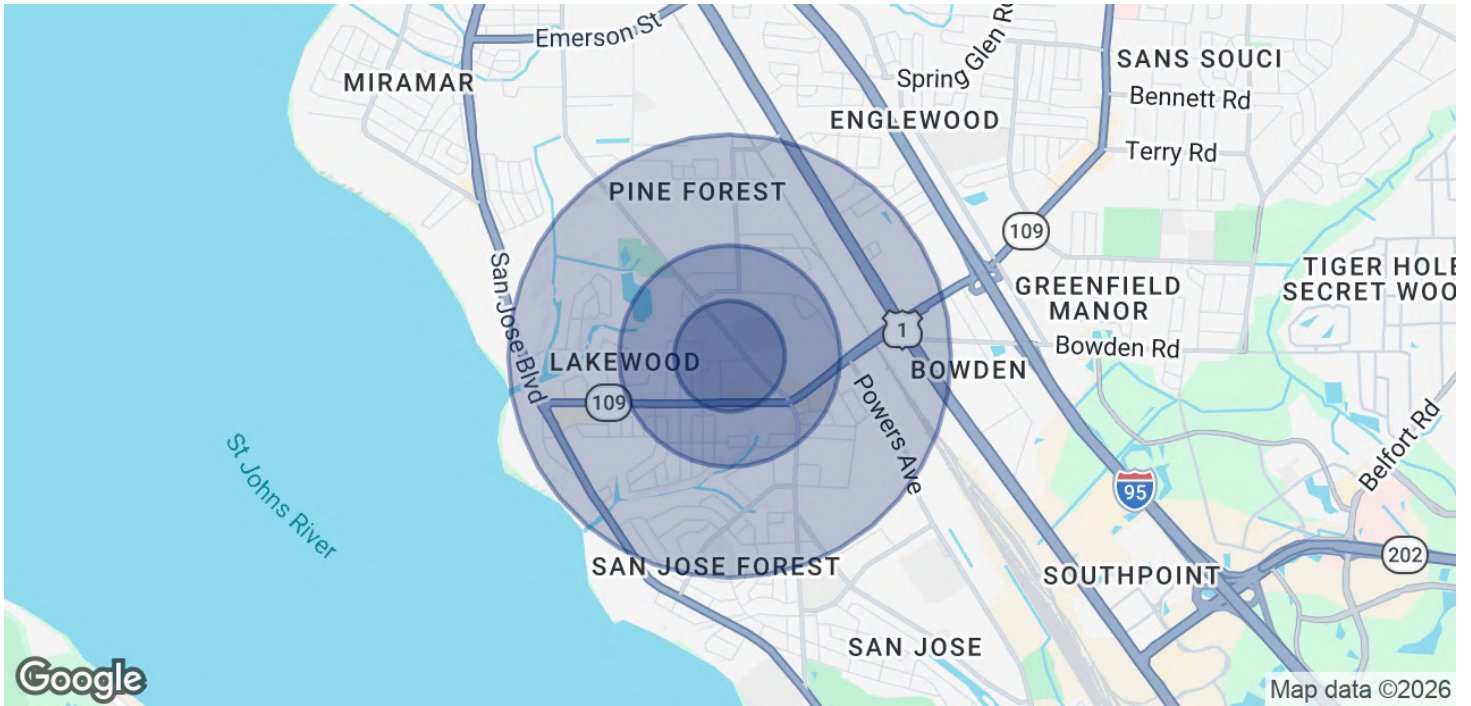


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	447	1,871	7,163
Average Age	43	39.8	40.5
Average Age (Male)	44.3	42	44.1
Average Age (Female)	41.5	42.6	40.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	189	853	3,085
# of Persons per HH	2.4	2.2	2.3
Average HH Income	\$79,704	\$85,092	\$75,299
Average House Value	\$213,404	\$212,352	\$231,675

2023 American Community Survey (ACS)

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