

4237 SALISBURY RD - BUILDING 4

4237 SALISBURY ROAD, JACKSONVILLE, FL 32216



OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (MG)
Building Size:	22,344 SF
Available SF:	1,275 - 1,428 SF
Lot Size:	86,249 SF
Year Built:	1985
Renovated:	2015
Zoning:	IBP
Market:	Jacksonville
Submarket:	Southside

PROPERTY OVERVIEW

Building 4 is a 22,344 square foot multi-tenant office property in a campus style office park. Salisbury Lakes Business Park is located within Southpoint Business Park, one of Jacksonville's top locations for office. In the heart of Jacksonville's suburban office market, the property offers close proximity to major roadways (I-95, US-1 and J. Turner Butler Blvd), St. Vincent's Hospital, numerous restaurants, banks and shopping. Building 4 has spaces available ranging from 1438 SF up to maximum contiguous 10,165 SF contiguous. This property is ideal for professional office users and call centers.

PROPERTY HIGHLIGHTS

- Easy highway access
- Ample parking space
- Flexible lease terms
- Quality construction
- Versatile floor plan
- Professional property management
- Excellent natural lighting

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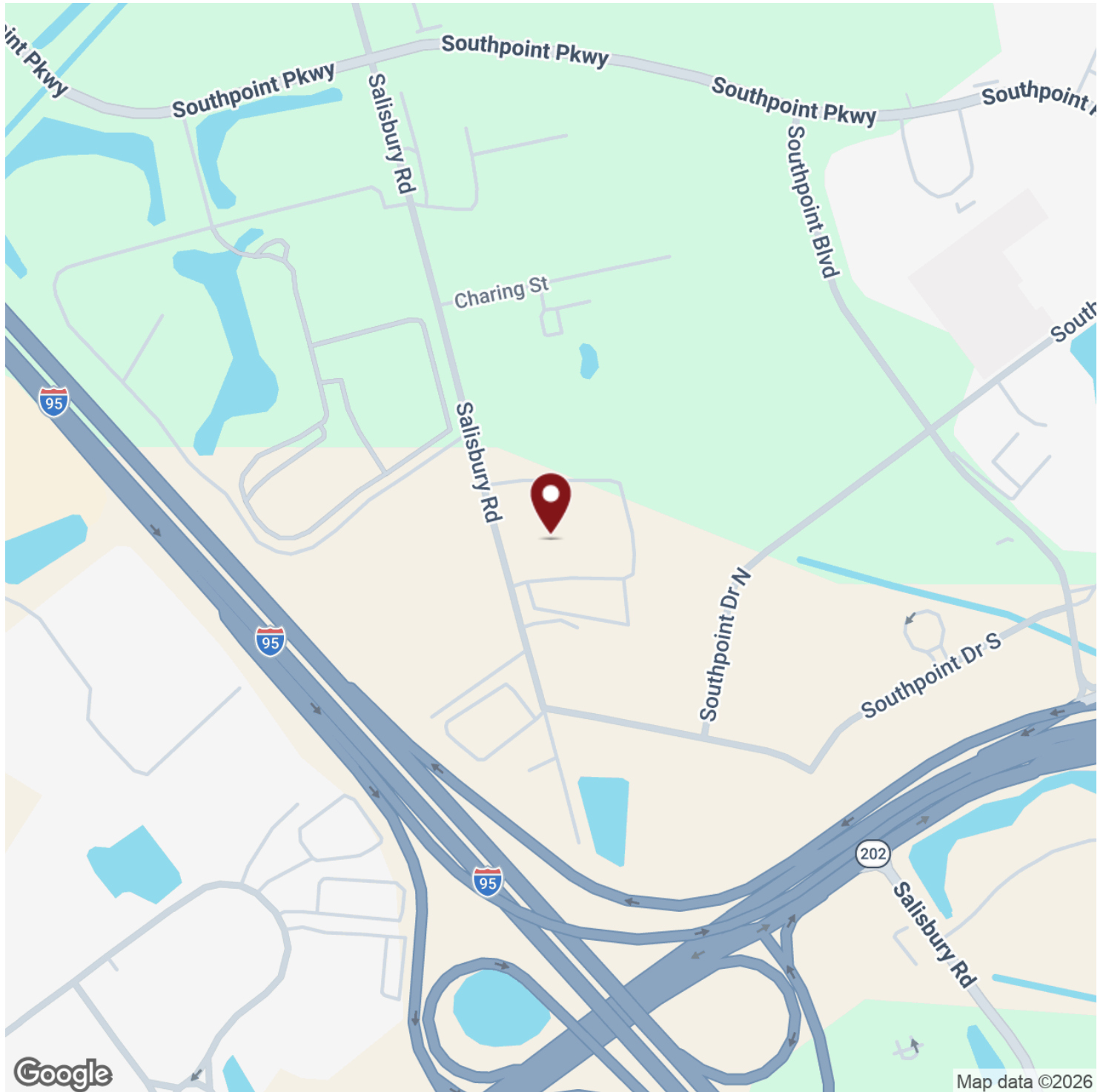
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SVR
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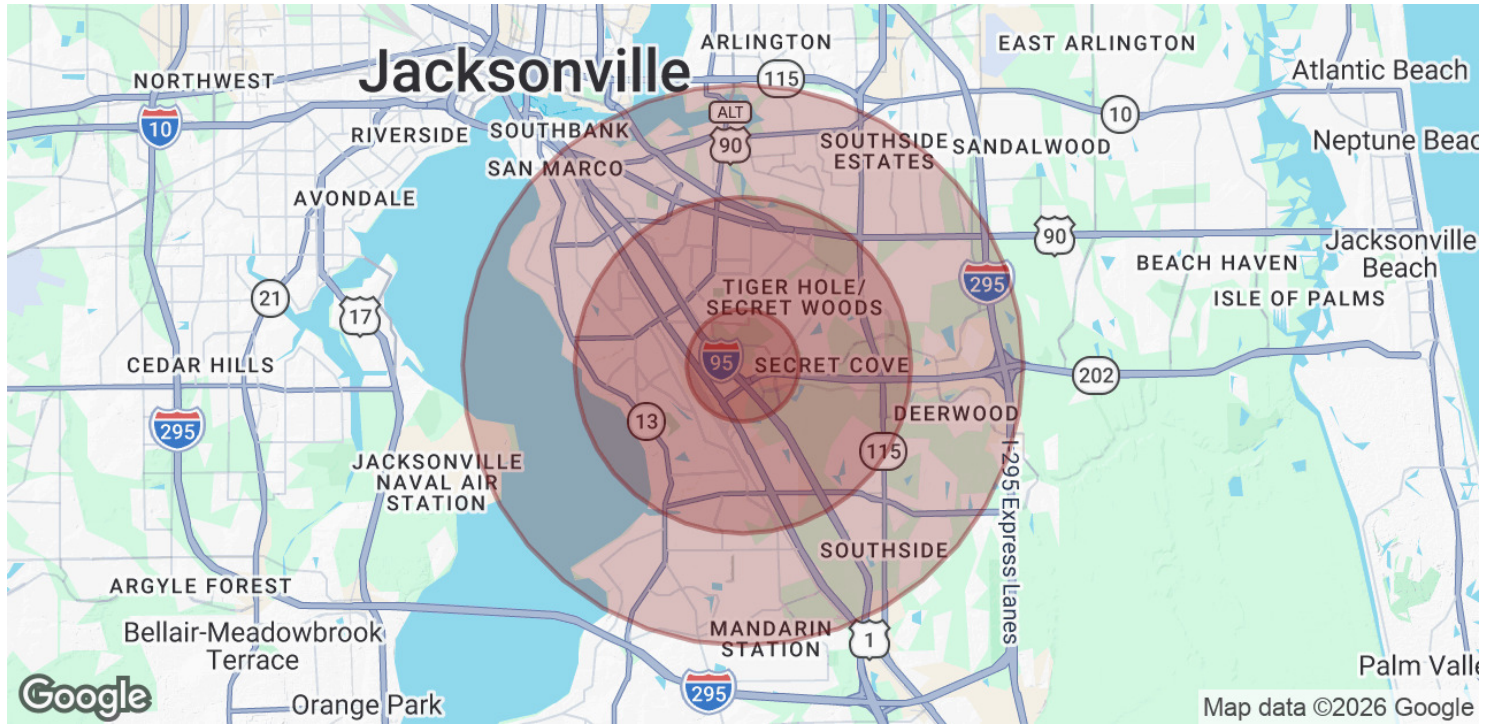
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,359	62,735	163,713
Average age	37.0	36.0	35.3
Average age (Male)	34.3	33.6	34.1
Average age (Female)	40.1	39.2	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,538	26,359	68,922
# of persons per HH	2.5	2.4	2.4
Average HH income	\$55,044	\$59,415	\$63,545
Average house value	\$201,358	\$209,698	\$250,128

* Demographic data derived from 2020 ACS - US Census

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