

FOR LEASE

METRO SOUTH EXECUTIVE PARK OFFICE CONDO



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

6277 East Dupont Station Court, Suite 2, Jacksonville, FL 32217



OFFERING SUMMARY

Sale Price:	\$575,000
Lease Rate:	\$20.00
Available SF:	1,220 SF
Number of Units:	1
Year Built:	2006
Zoning:	PUD

PROPERTY OVERVIEW

Exceptional professional condo available for lease on the Southside of Town near the Lakewood area off Dupont Ave. in the Metro South Executive Office Park. Suite 2 offers 1,220+/- SF. This quiet office park offers plenty of parking and close proximity to Downtown (about 7 miles away). Sale price of \$575,000.00 is for Suites 1 (fully leased) and Suite 2. Each unit has a reception with four (4) private offices and a larger office that can be used as a conference room, with a kitchenette area and ADA restroom. NNN is \$2.31 p.s.f.

PROPERTY HIGHLIGHTS

- 1,220 +/- SF
- Convenient Southside location
- For professional or medical users
- Functional floor plans

PRESENTED BY:

AMANDA KINKADE

904.635.6376

amanda@kinkadecommercial.com

EXECUTIVE SUMMARY

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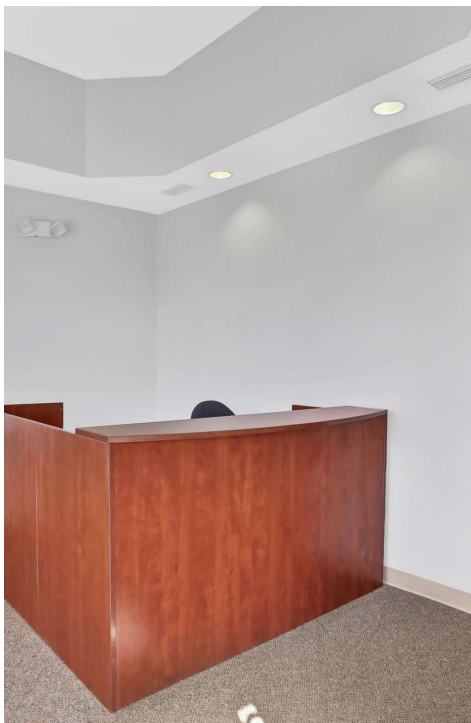
ADDITIONAL PHOTOS

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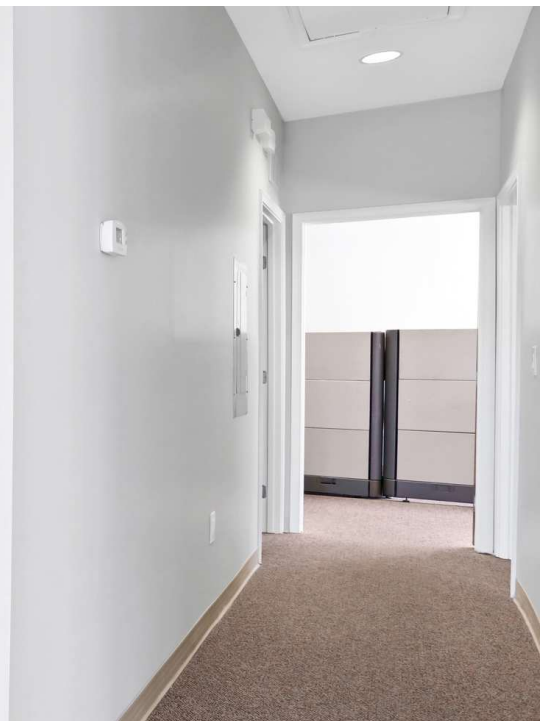
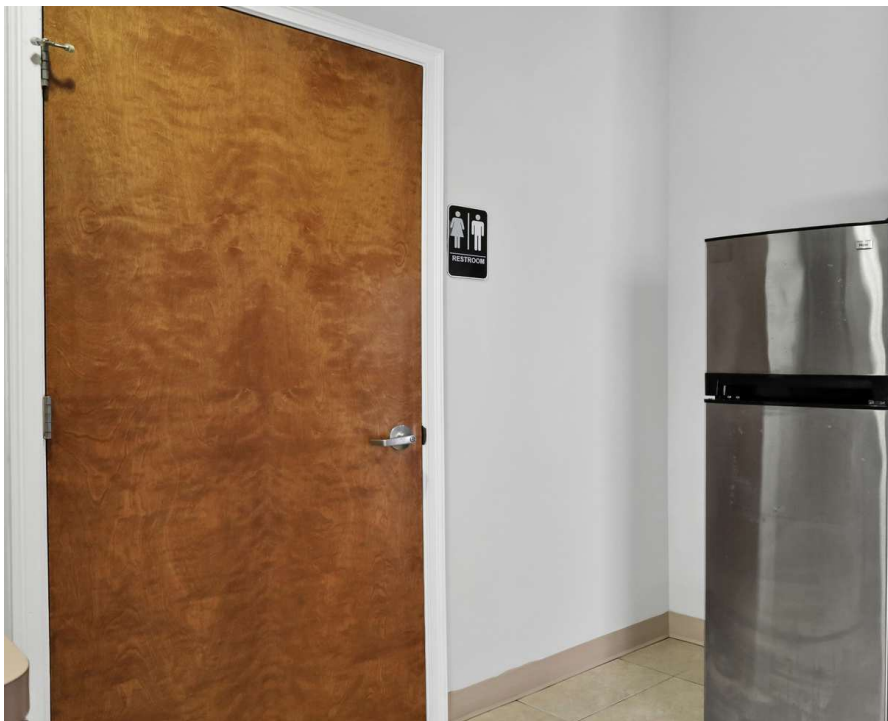
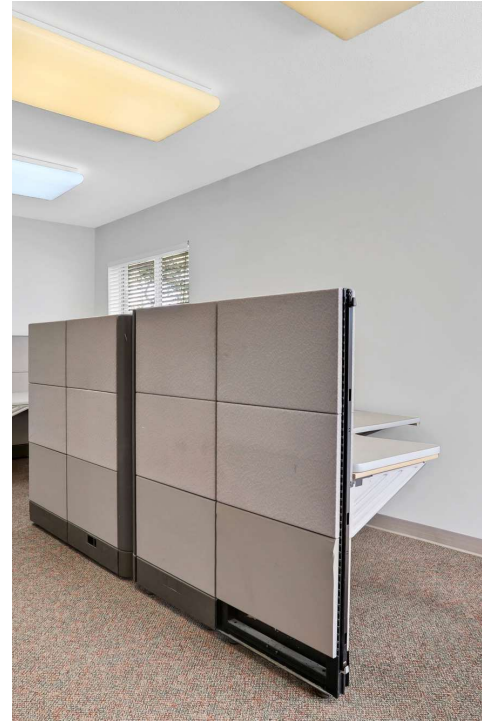
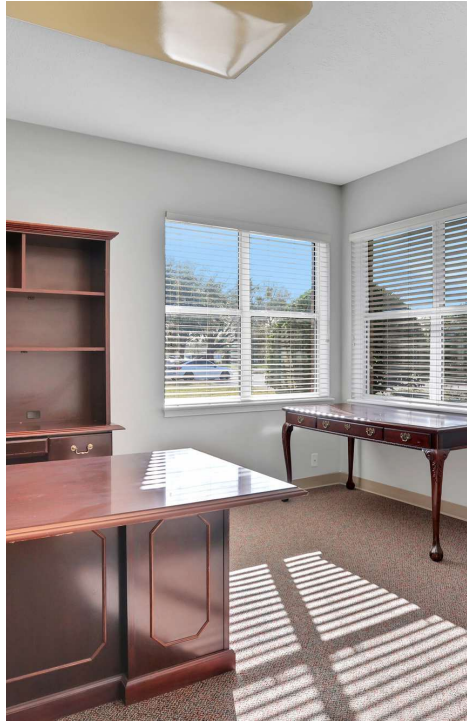
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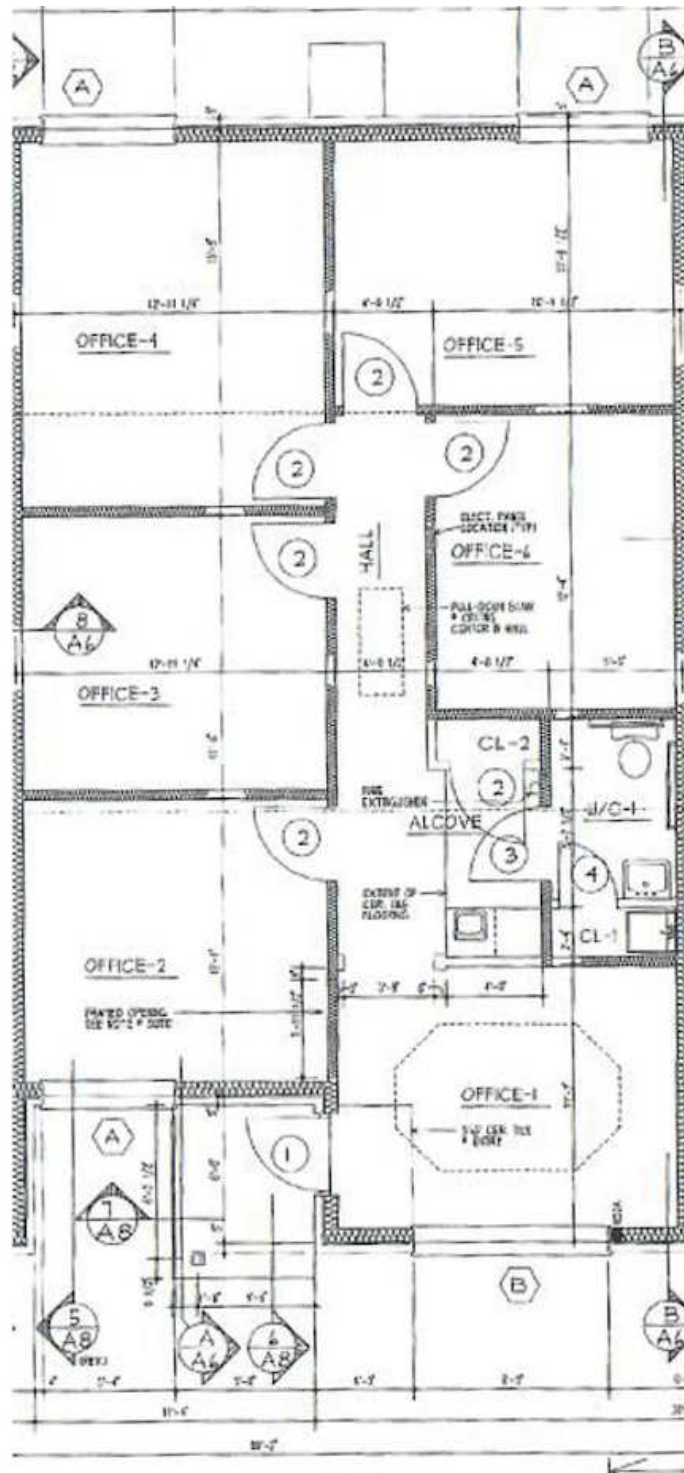
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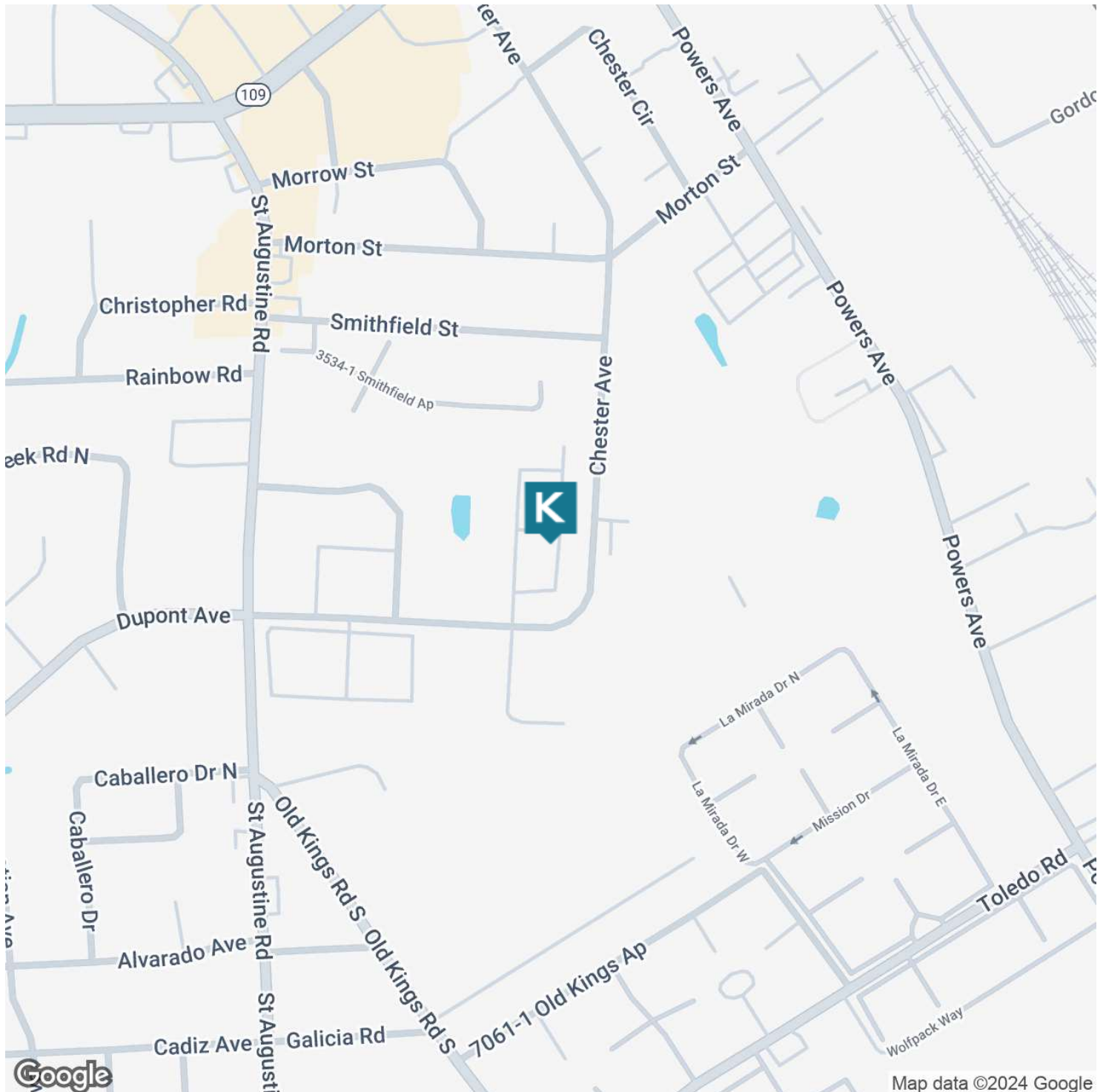
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LOCATION MAP

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	914	2,646	7,410
Average Age	40.1	40.6	39.9
Average Age (Male)	39.4	38.5	37.5
Average Age (Female)	42.4	42.5	41.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	397	1,185	3,641
# of Persons per HH	2.3	2.2	2.0
Average HH Income	\$36,875	\$44,397	\$52,134
Average House Value	\$99,162	\$116,670	\$125,468

2020 American Community Survey (ACS)

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DEMOGRAPHICS MAP & REPORT