

SALE

6852 BELFORT OAKS PL

6852 Belfort Oaks Pl Jacksonville, FL 32216



PROPERTY DESCRIPTION

Prime single-story standalone medical office opportunity on a generous 1.78-acre site offering exceptional visibility, ample parking, and strong healthcare adjacency.

This well-maintained 10,924 SF Class B building, constructed in 1995, was originally operated as a medical office and more recently as a non-profit office headquarters. The building can be retrofitted back to its original medical use or remain in its current form as a professional office property. The efficient single-story layout supports up to 12 or more exam rooms with water access, plus 9+ private offices, multiple restrooms, and expansive reception and meeting areas ideal for patient flow, staff collaboration, or multi-provider practices.

PROPERTY HIGHLIGHTS

- 10,924 SF standalone medical office
- 1.78 acres of land
- Over 87 surface parking spaces
- Flexible interior configuration

OFFERING SUMMARY

Sale Price:	\$2,719,000
Building Size:	10,924 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	171	825	3,841
Total Population	433	1,992	8,913
Average HH Income	\$98,635	\$101,892	\$90,277

Adam Lanteigne
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Brian McCaffrey
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**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

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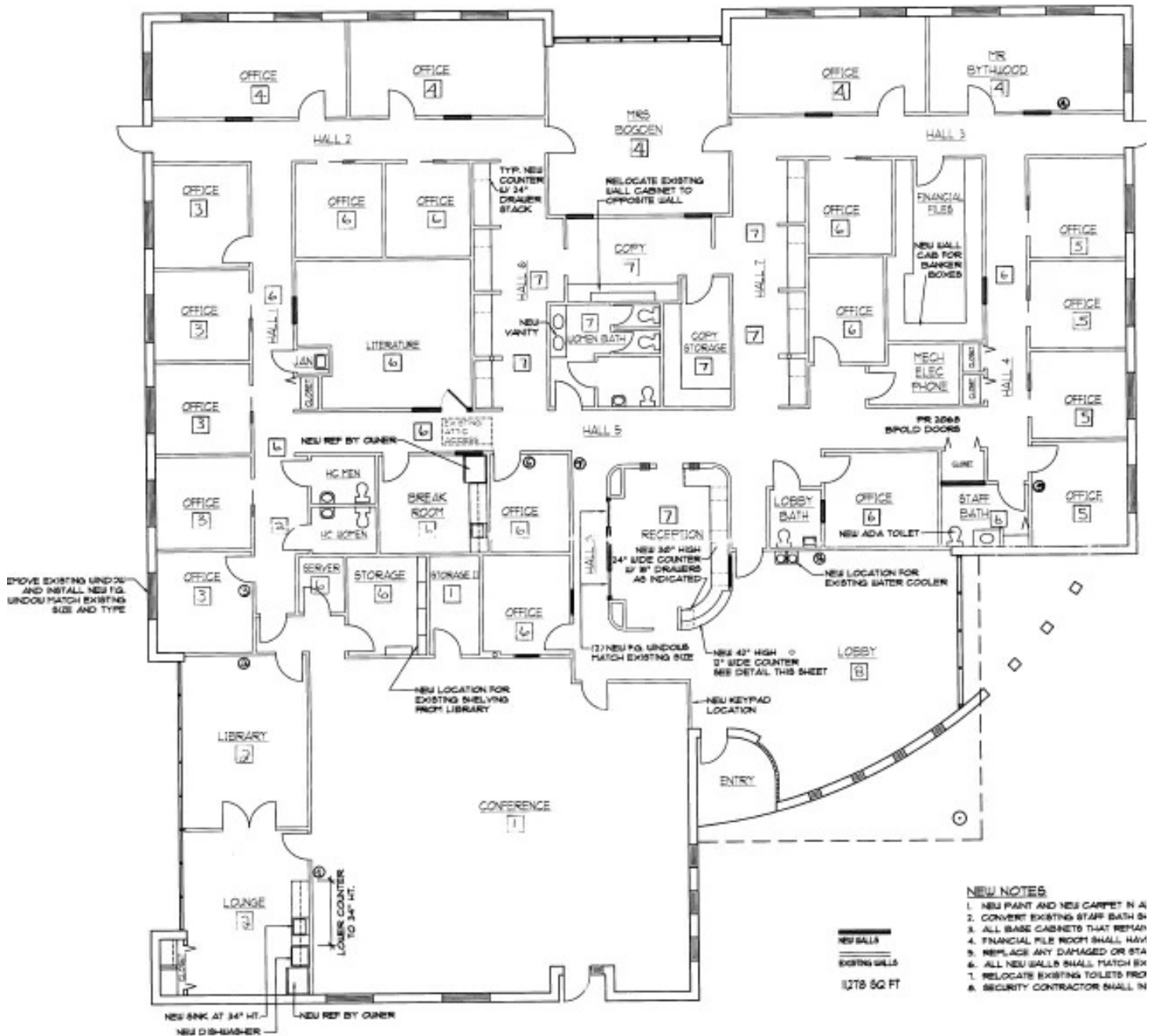


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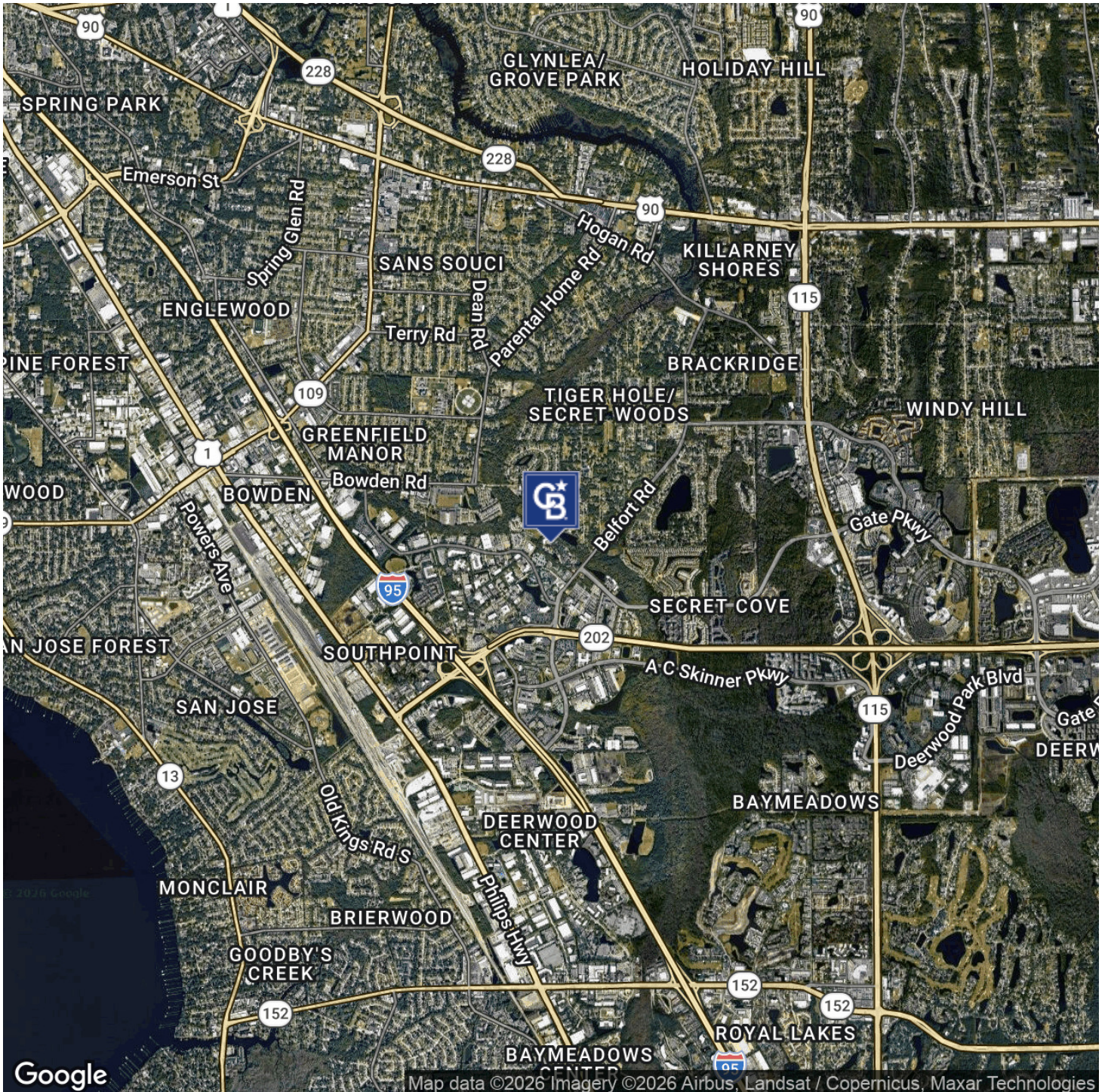


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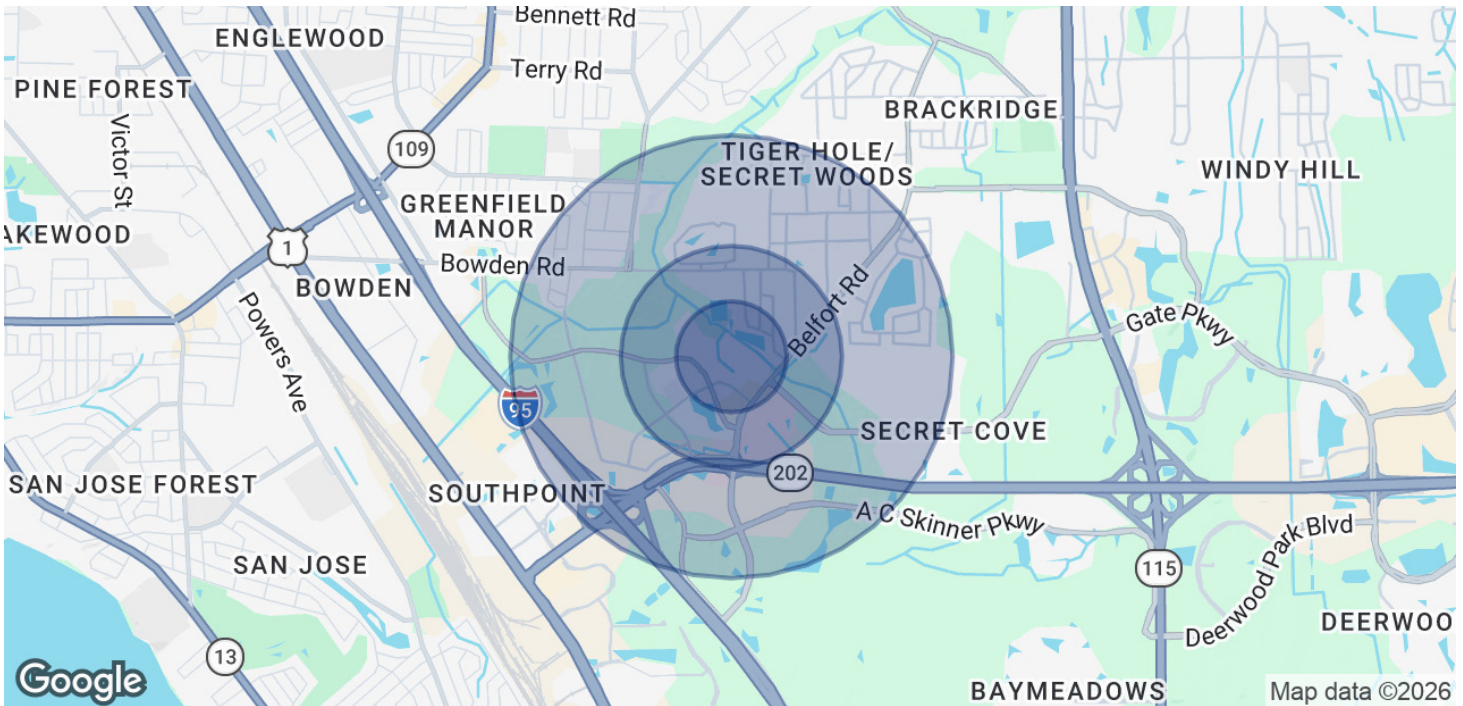


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	433	1,992	8,913
Average Age	42.9	39.7	36.3
Average Age (Male)	39.1	37.1	35.2
Average Age (Female)	48.5	43.3	37.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	171	825	3,841
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$98,635	\$101,892	\$90,277
Average House Value	\$301,896	\$326,112	\$300,704

2023 American Community Survey (ACS)

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