



OFFICE/STUDIO/MEDICAL SPACE | FOR LEASE

1807 Rogero Road
Jacksonville, FL 32211

KAYLA DEGUZMAN
D - 904.302.6930
M - 904.208.1168
kayla@cantrellmorgan.com

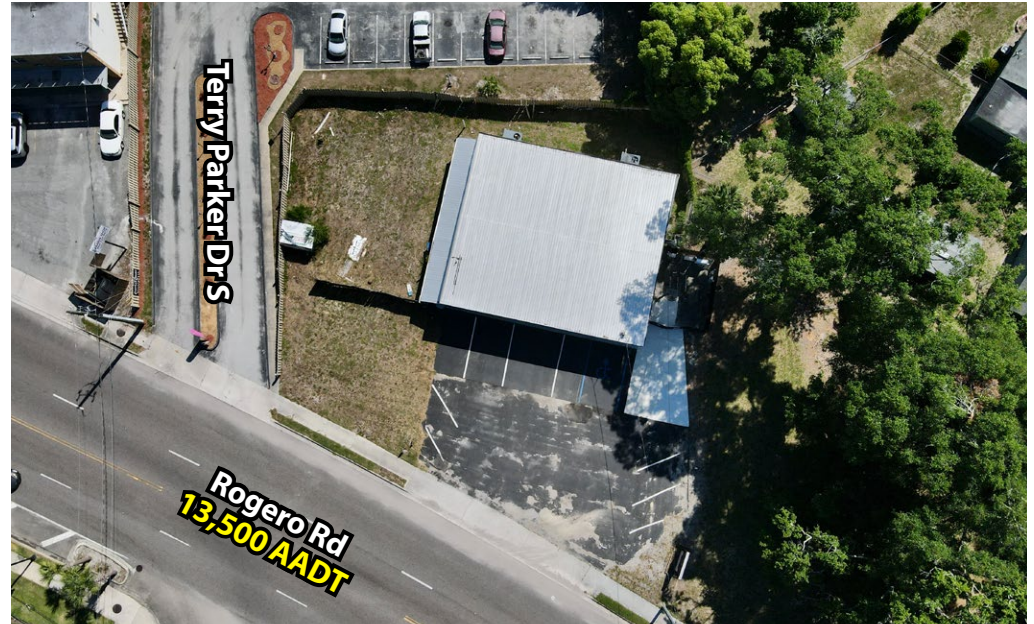


PROPERTY OVERVIEW

Discover an ideal business opportunity at **1807 Rogero Rd** in Jacksonville, FL. This standout freestanding building features high ceilings and large, open rooms that create a spacious and flexible layout for a variety of business uses.

Enjoy ample on-site parking for both customers and employees, along with strong visibility thanks to a prominent monument sign and excellent frontage on busy Rogero Rd.

Don't miss the chance to position your business in a highly visible, well-located property built to support growth and success.

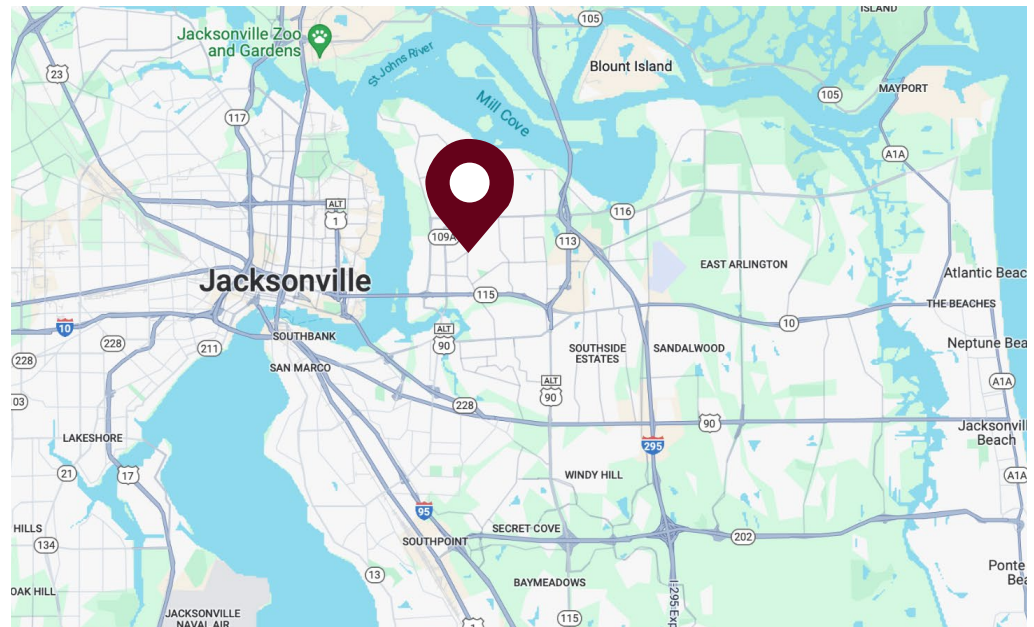


LEASE DETAILS

Address: 1807 Rogero Rd. 32211
Tenancy: Multi-Tenant
Zoning: CO

LEASE DETAILS

Suite	Size	Lease Price
Suite A-C	2,463 SF	\$18/SF + ±\$4.11/SF NNN
Suite B	650 SF	\$20/SF + ±\$8/SF NNN
Suite C	383 SF	\$22/SF + ±\$8/SF NNN



Utilities (electric/water/internet) Included in the NNN price
HVAC Included in the NNN price

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INTERIOR PHOTOS



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PROPERTY PHOTOS

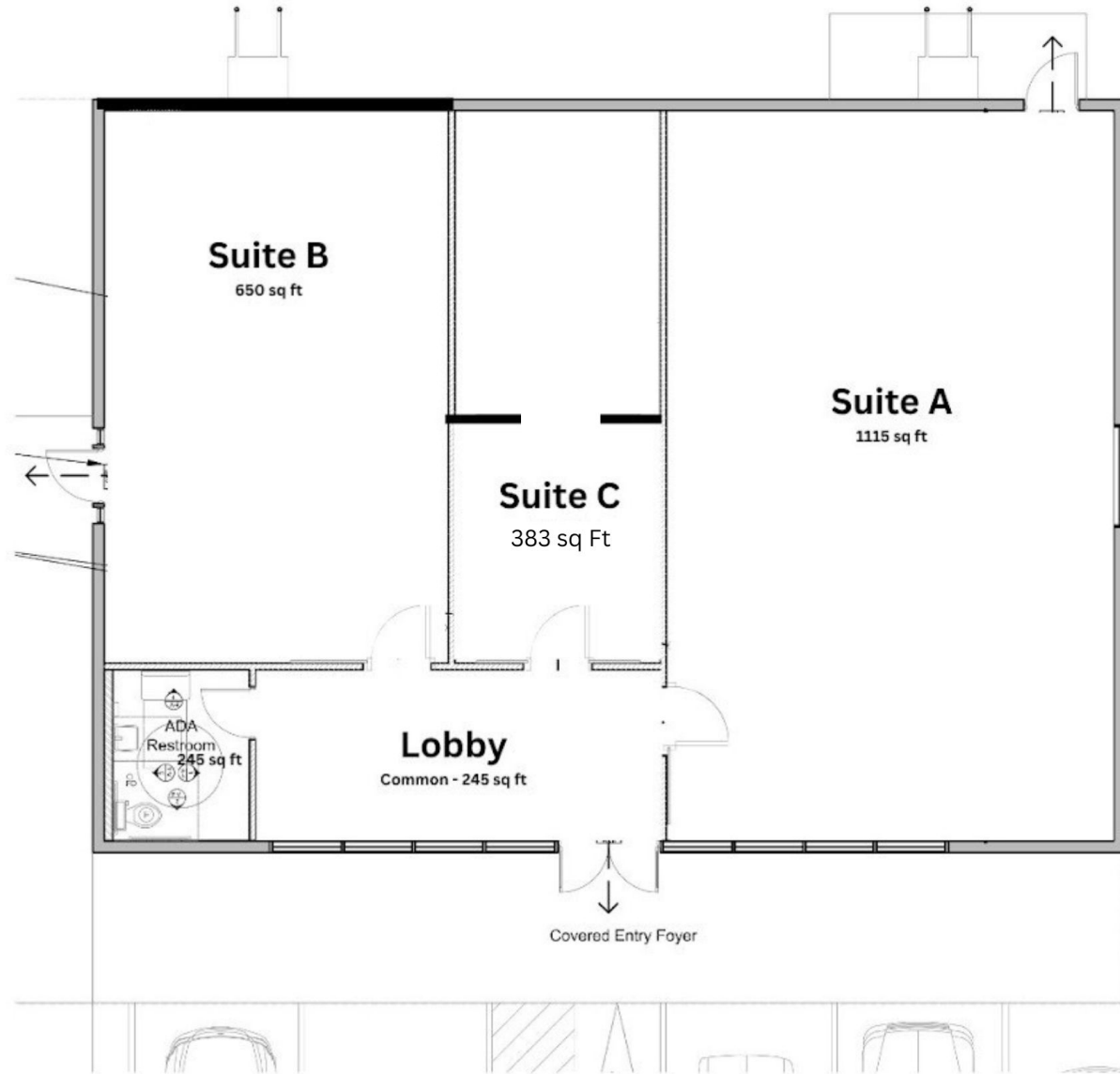


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FLOOR PLAN



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SIGNAGE OPPORTUNITY & DEMOS



DEMOGRAPHICS

	3 MILES	5 MILES
Population	91,801	203,291
Households	36,625	82,148
Median Age	34.7	36.0
Median Household Income	\$59,875	\$57,791
Average Household Income	\$79,349	\$81,058



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