

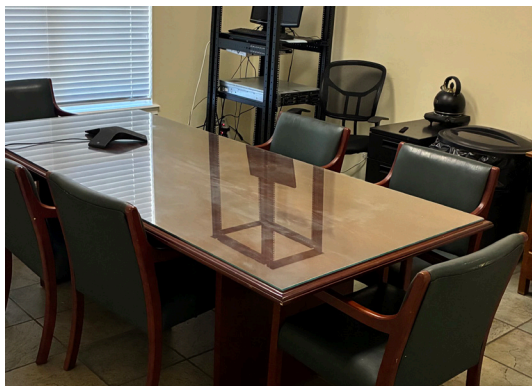
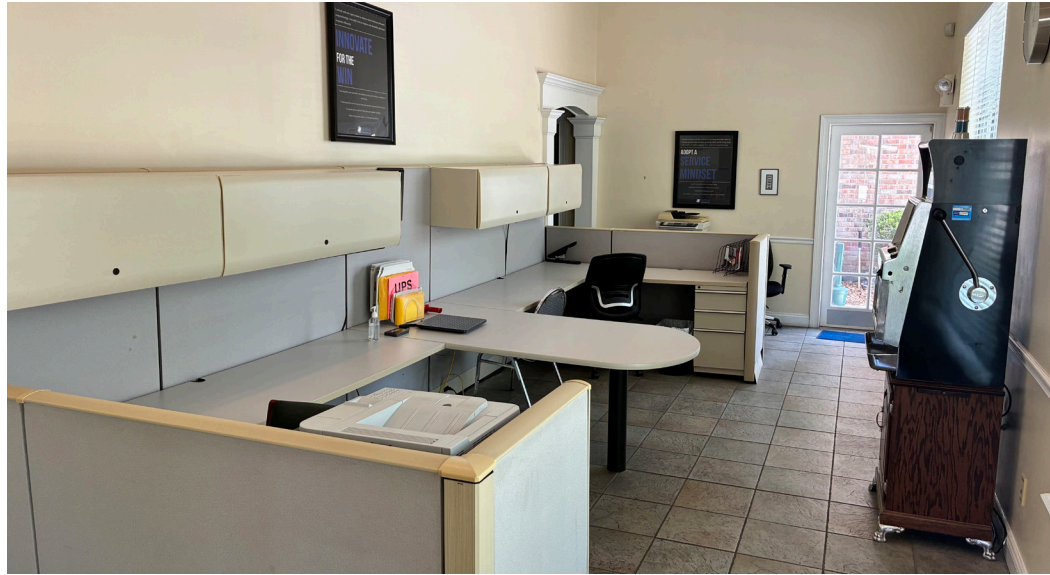
13400 SUTTON PARK DR S 901-902
JACKSONVILLE, FL 32224



FOR SALE



Discover an excellent opportunity to elevate your professional or medical practice in this classic & practical office on Sutton Park Drive.



PRIME MEDICAL SPACE



27,000± AADT on Hodges Blvd, offering high traffic.



Available 2,280± square feet of office space.



Located right off Hodges Blvd and J Turner Butler Blvd.



Located just 3 miles from Mayo Clinic.



DEMOGRAPHICS

HOUSEHOLDS

	30% VISITS	50% VISITS	70% VISITS
2020 Households	12,907	30,856	61,781
2024 Households	13,534	35,356	68,593
2030 Projection	14,894	84,648	169,437

INCOME

	30% VISITS	50% VISITS	70% VISITS
Average Household Income	\$145,773	\$145,606	\$140,360
Median Household Income	\$115,145	\$106,913	\$100,416



WHO WE ARE


Cross Regions Group, based in Jacksonville, Florida, stands out as a premier development firm and brokerage, specializing in a diverse range of real estate services. With a strong commitment to excellence, the firm integrates innovative development strategies with expert brokerage services.

LISTING CONTACT



Len Morelli

Senior Advisor

 (904) 866-7485

 Len.Morelli@crossregions.com