

EMERSON MEDICAL CENTER

FOR SALE OR LEASE

4401 Emerson St. | Jacksonville, FL



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HIGHLIGHTS

- Spaces ideal for professional or medical office tenants
- 4.1 parking spaces per 1,000 SF — 61 total: 45 paved, 16 grass
- Over 30,000 VPD on Emerson Street with monument signage available
- Approximately 1/2 mile from I-95
- 5-minute drive to Brooks Rehabilitation and Memorial Hospital on University Blvd.
- Under a 10-minute drive to Baptist Medical Center
- 5-minute drive to Downtown Jacksonville
- Purchase Price: \$1,700,000



Suite	Space	Floor	Size	Rent/SF	Lease Type	Notes
1&2	Available	1	4,614 SF	\$14	Gross	2 reception areas, 10 private offices, break room and private restrooms.
3	Available	1	1,850 SF	\$14	Gross	Reception, 1 private office, and private restroom.
4	Available	1	1,967 SF	\$14	Gross	Reception, 6 exam rooms, and 2 private restrooms.
10	Available	2	717 SF	\$14	Gross	Reception, conference room, open area and private restroom.
11	Available	2	1,249 SF	\$14	Gross	Reception, 1 private office, 1 private restroom.

PROPERTY FEATURES		
GLA (SF)		14,990
LAND ACRES		2.24
YEAR BUILT		1974
YEAR RENOVATED		2025
ZONING TYPE		CCG-2
BUILDING CLASS		B
NUMBER OF STORIES		2
NUMBER OF BUILDINGS		2
NUMBER OF PARKING SPACES	61 total spaces: 45 paved, 16 grass	
PARKING RATIO	Potential for 5.2/1,000	

NEIGHBORING PROPERTIES		
NORTH		Residential
SOUTH		Emerson Street
EAST		Medical Office
WEST		Auditmacs

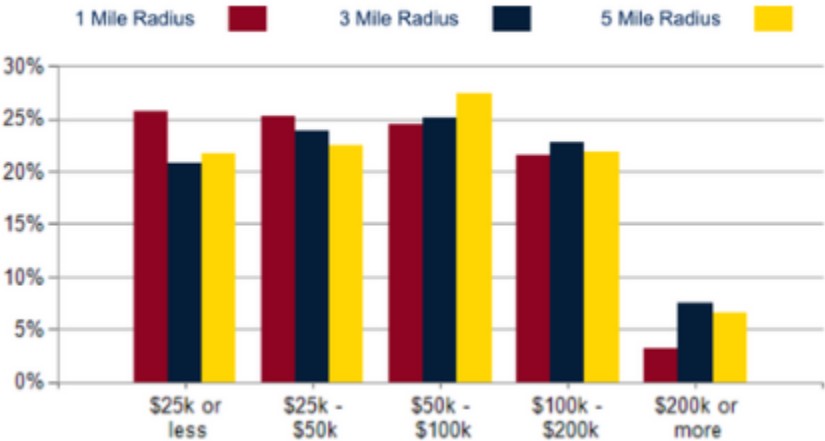
MECHANICAL		
HVAC		Chilled Water
ELEVATOR		One
ELECTRICAL / POWER		800 A, 3 Phase

TENANT INFORMATION		
MAJOR TENANT/S	Smooth Vision, American Health, Lighthouse Labs	
LEASE TYPE		Gross

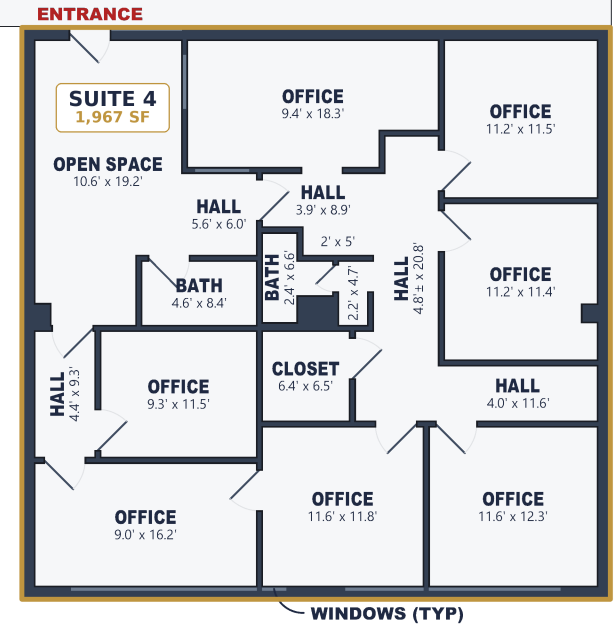
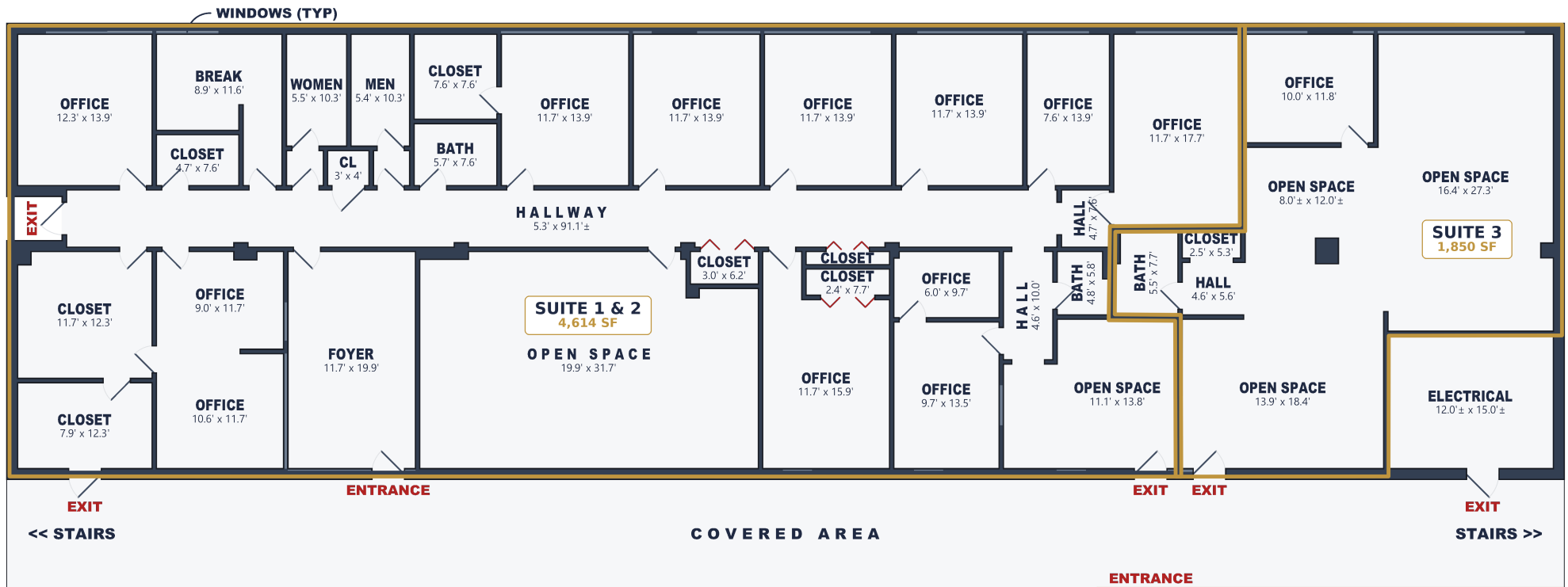
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,778	71,691	167,709
2010 Population	11,792	68,824	168,844
2025 Population	13,065	78,542	198,586
2030 Population	13,662	82,225	206,925
2025-2030: Population: Growth Rate	4.50%	4.60%	4.15%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,210	32,281	77,401
2010 Total Households	4,912	28,212	70,742
2025 Total Households	5,196	32,686	85,048
2030 Total Households	5,550	35,101	90,714
2025 Average Household Size	2.49	2.29	2.22
2025-2030: Households: Growth Rate	6.65%	7.20%	6.50%

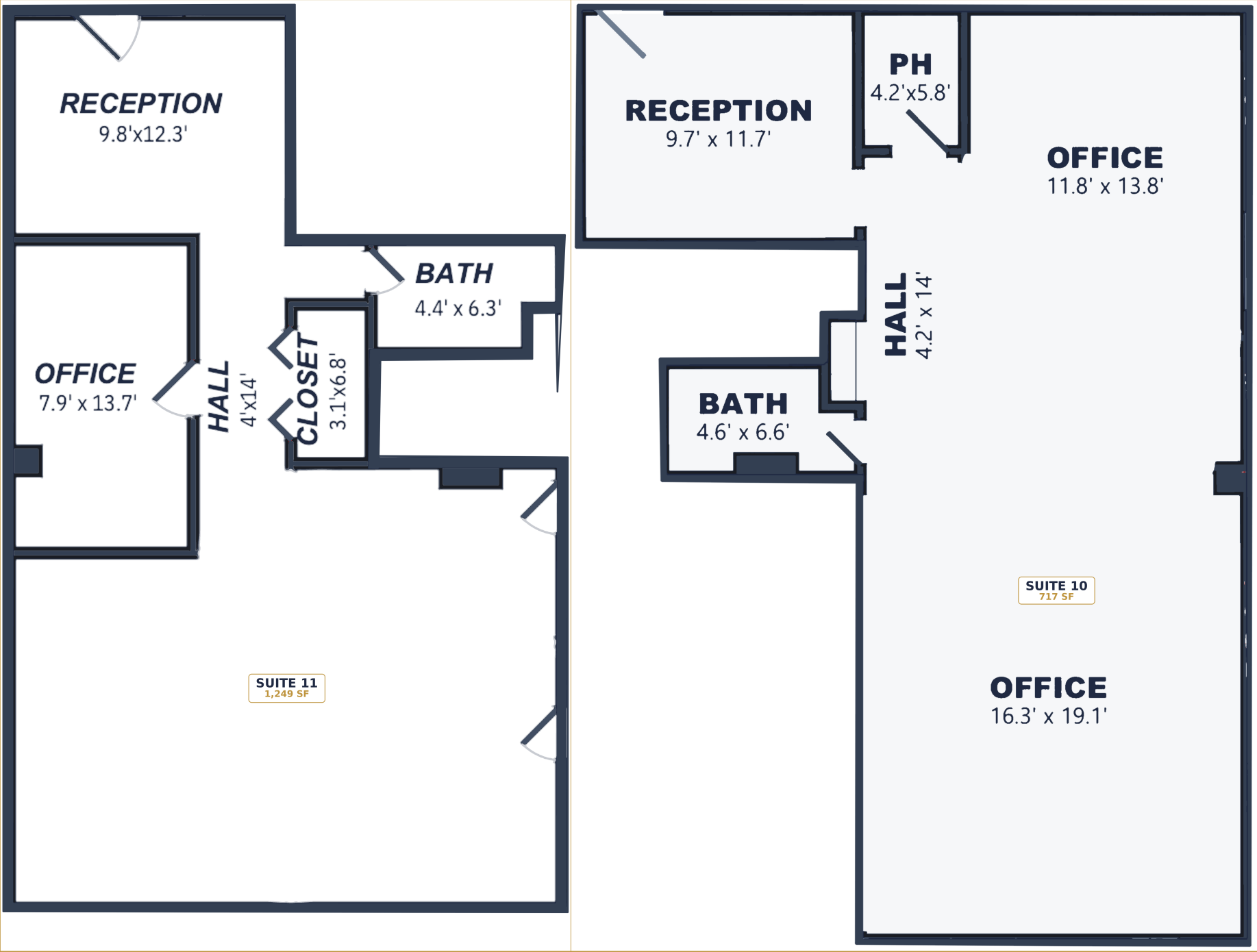
2025 Household Income



FIRST FLOOR



SECOND FLOOR





Downtown Jacksonville



OFF-SITE
STORAGE

2ND FLOOR SUITES
AVAILABLE

MRI IMAGING



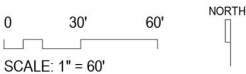
SITE DATA

SITE AREA	±2.32 AC
BUILDING	TBD SF
PARKING	87 SPACES

NOTES

SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND/OR FACE OF STRUCTURE.



JACKSONVILLE, FLORIDA
4401 EMERSON STREET

PROPOSED SITE PLAN

05.13.2025

1.0

Proposed Parking Plan 5.2/1,000