



- **Purchase Price: \$1,065,000**
- **Building: +/-2,408 SF**
- Free-Standing building located in Ocean Executive Center
- Built-out medical, floor plan includes 5 exam rooms with sinks, one room for x-ray, waiting room, administrative space, nurses station, breakroom and 2 restrooms
- Situated on two lots: RE#177894-0200 and #177894-0710
- Zoning: JC2
- Constructed in 1988, renovated several times
- Utilities: Separately metered - Beaches Energy
- Association Fees: +/--\$1200 annually - includes trash removal
- Building and monument signage available
- No existing exclusive use protections

2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	10,682	54,155	119,683
Average HH Income	\$182,169	\$188,057	\$182,788
Daytime Total Employees	9,074	31,221	52,316



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

JC Clifford
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OR

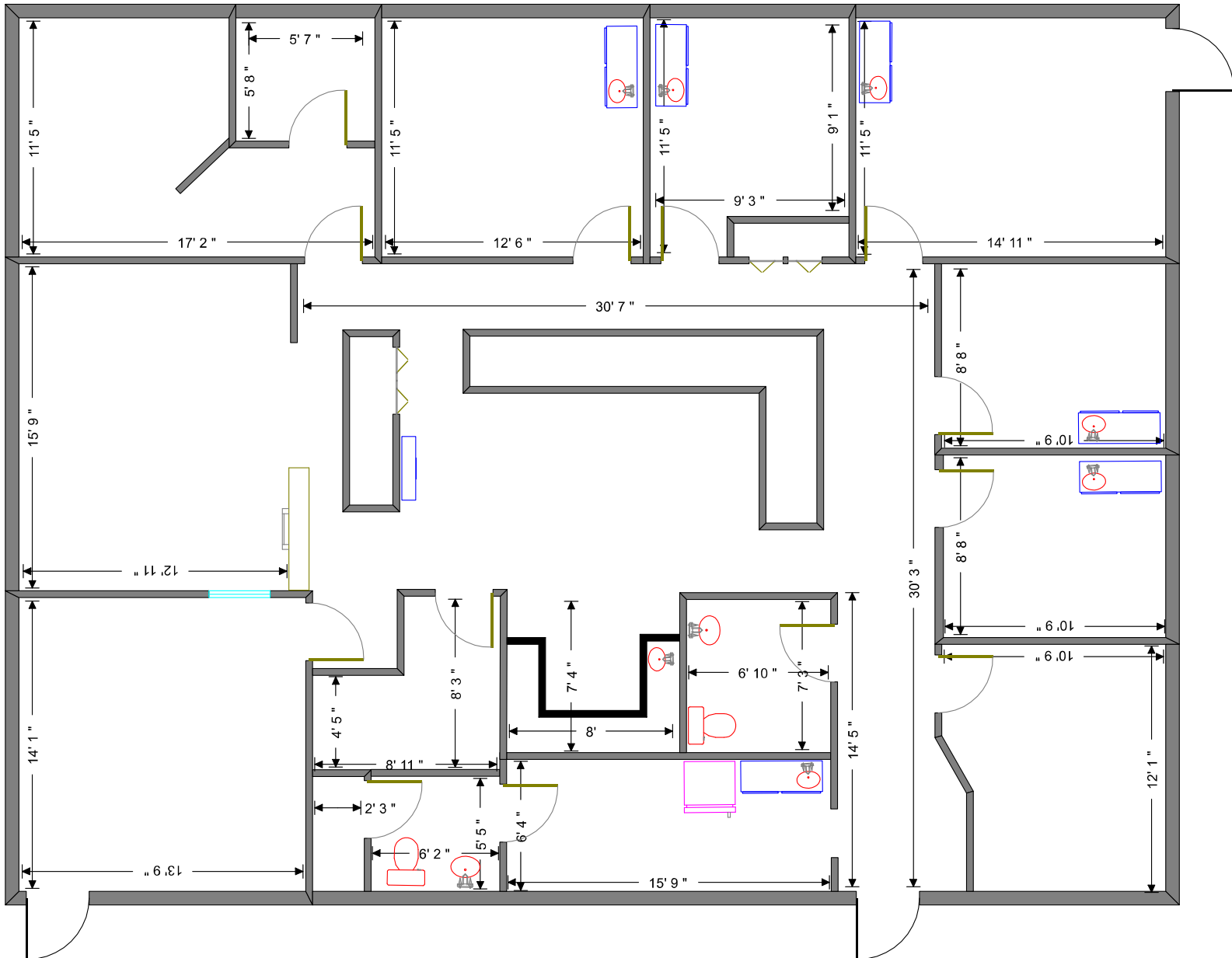
Katie Kirchner
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422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Floor Plan

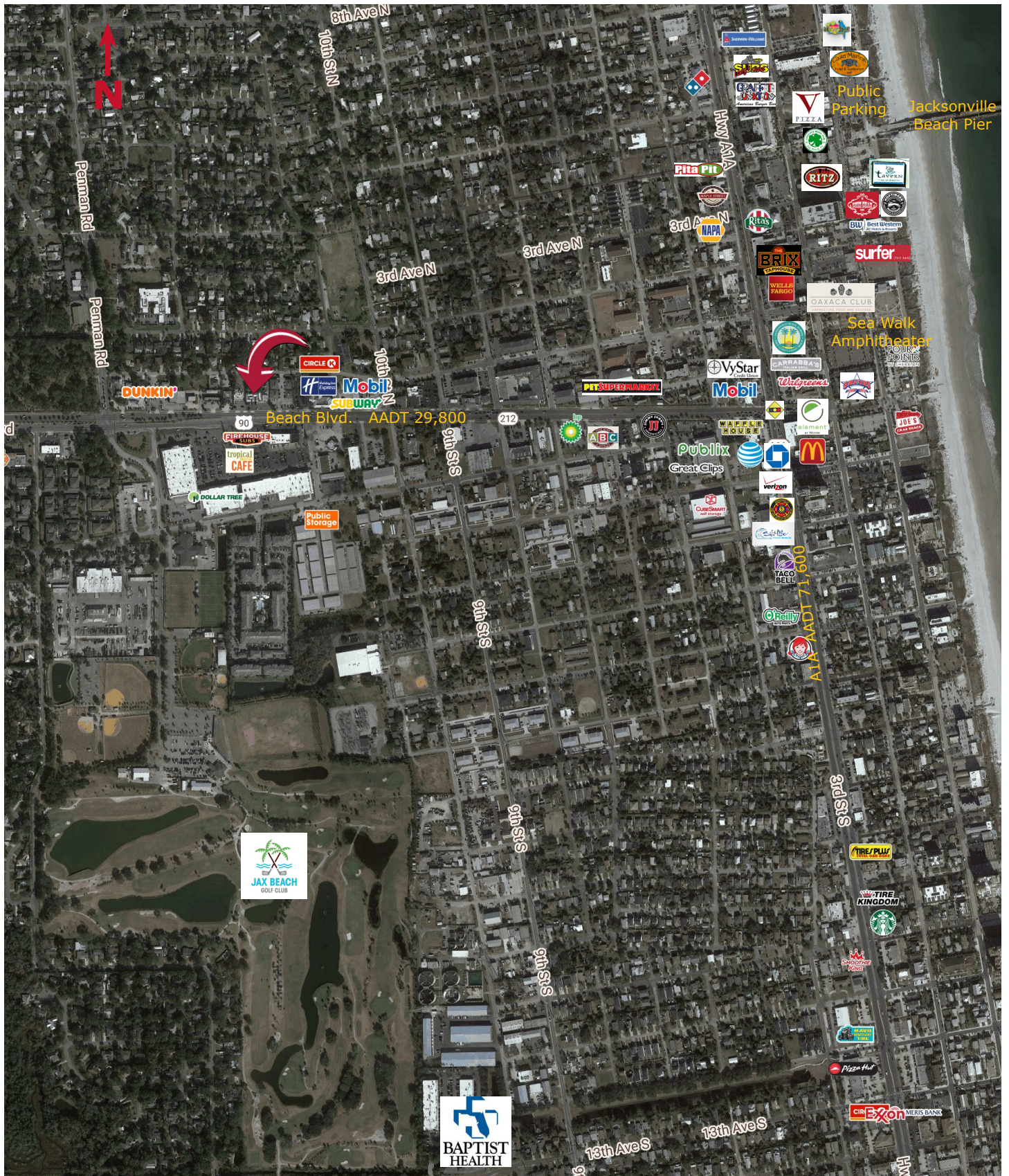


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Aerial



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