

# FOR LEASE

## 4608 NORWOOD AVE.,

Jacksonville, FL 32206



### OFFERING SUMMARY

Lease Rate:	\$15.25 SF/yr (NNN)
Available SF:	1,428 SF
Lot Size:	0.274 Acres
Year Built:	1955
Zoning:	CO

### PROPERTY OVERVIEW

Ideal location for a medical or office space. 1,428 SF move in ready with abundant parking.

### PROPERTY HIGHLIGHTS

- 1,428 SF of medical/office space
- Ample parking space for tenants and visitors.
- one-half mile from I-95
- 24/7 security and monitoring for peace of mind.

#### PRESENTED BY:

**ROCHELLE PIERSALL**  
904.599.3480  
rochelle@kinkadecommercial.com

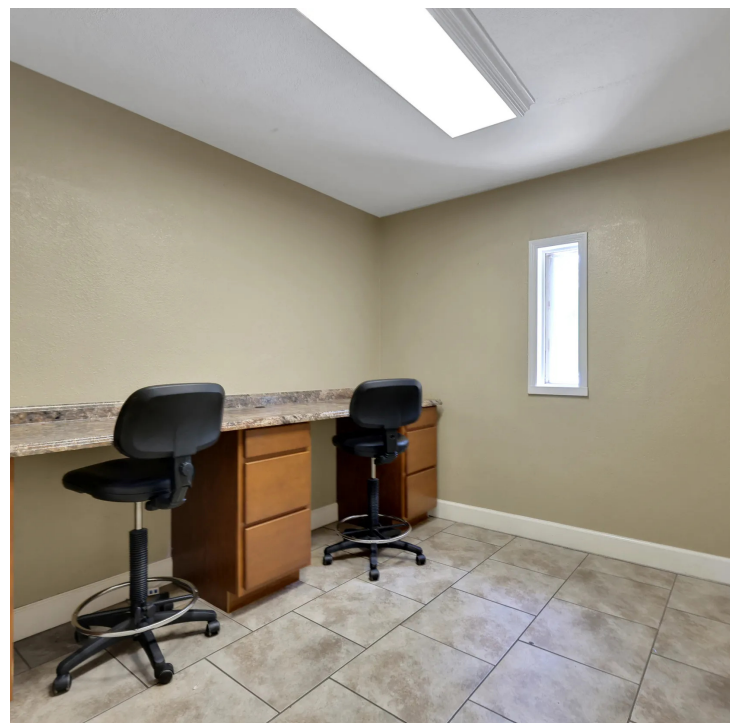
**AMANDA KINKADE**  
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2929 Plummer Cove Rd., Suite 2  
Jacksonville, FL 32223



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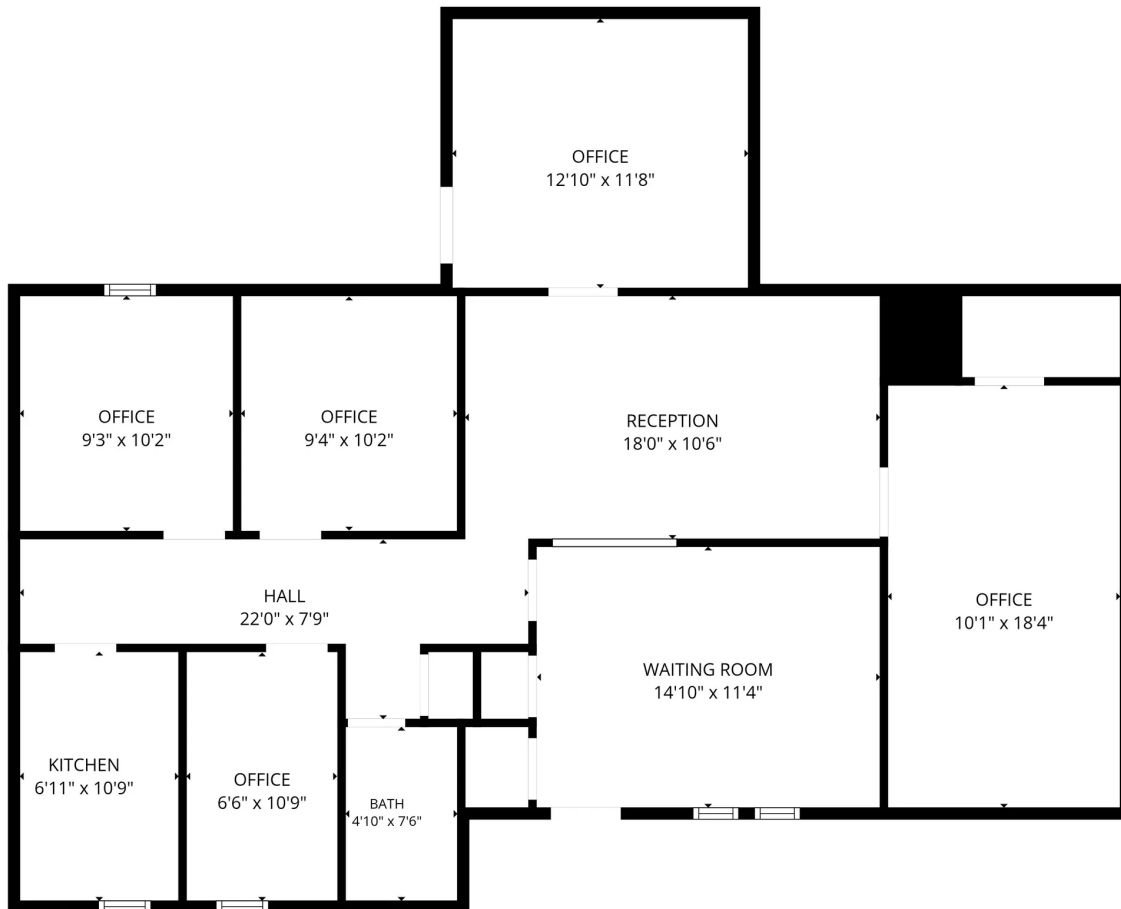
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**ADDITIONAL PHOTOS**

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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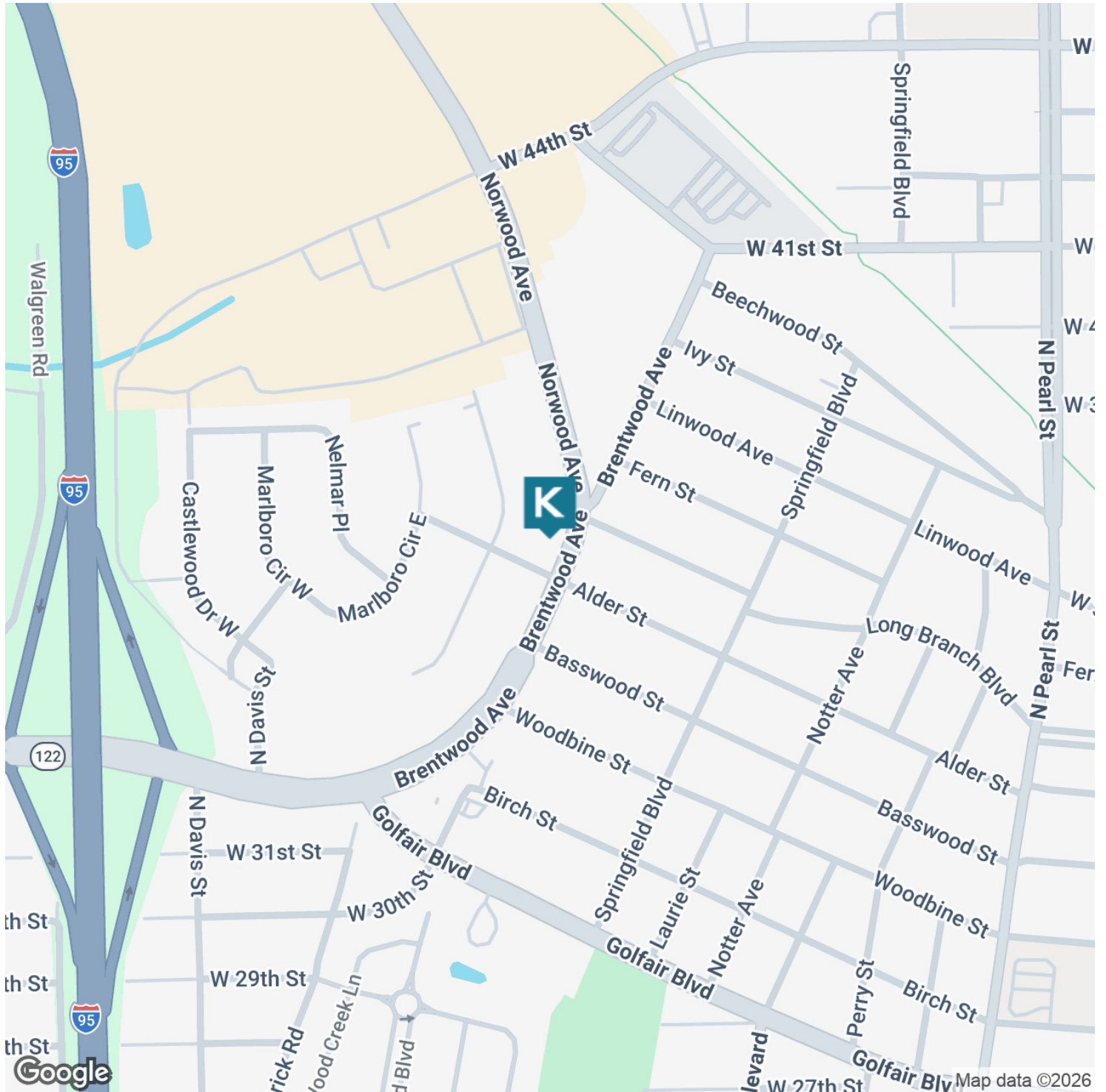
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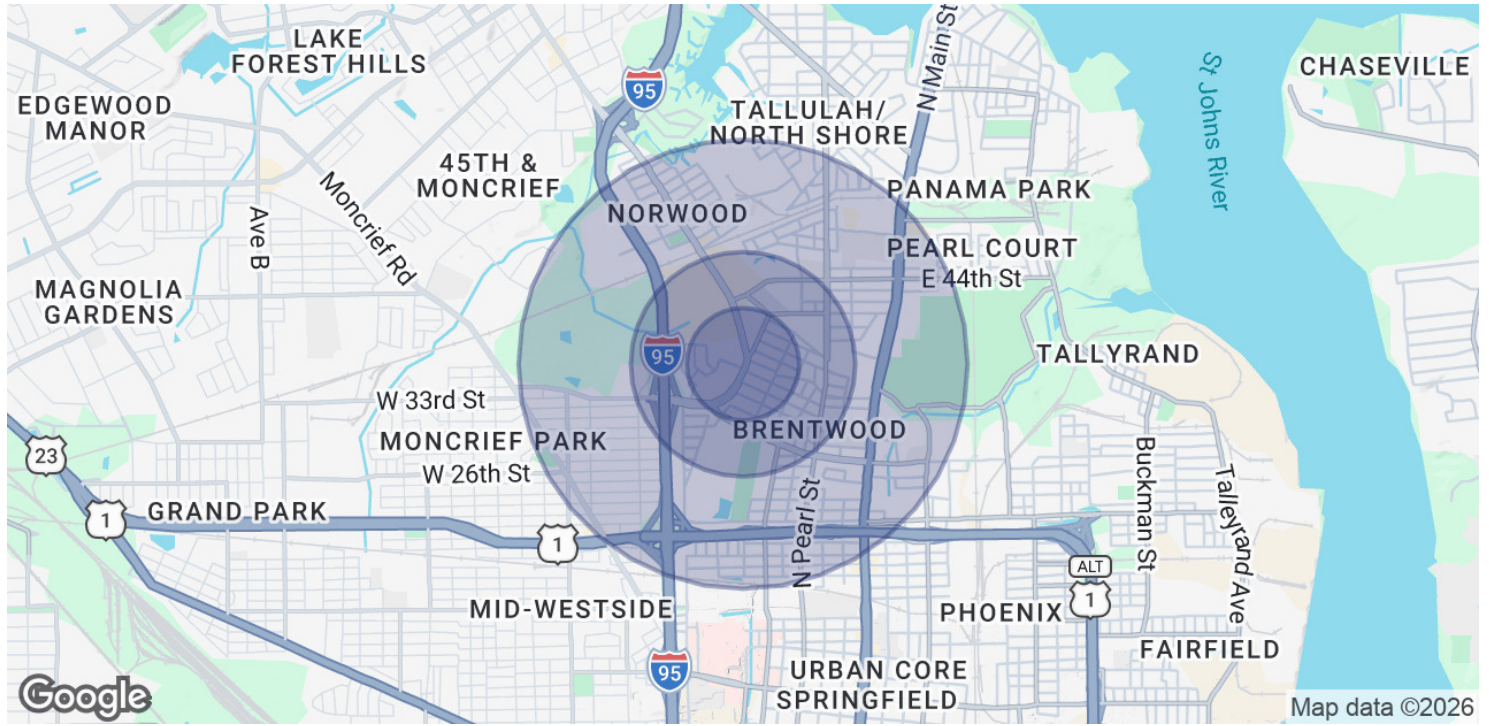
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	432	2,412	9,607
Average Age	43.9	39.4	40.3
Average Age (Male)	21.8	22.7	32.0
Average Age (Female)	52.9	45.7	41.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	180	1,087	4,397
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$46,723	\$40,965	\$42,512
Average House Value	\$111,476	\$118,722	\$124,279

2023 American Community Survey (ACS)

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