

FOR SUBLEASE
MIRAMAR PLAZA RETAIL/MEDICAL OFFICE SPACE

3857 Hendricks Avenue, Jacksonville, FL 32207



OFFERING SUMMARY

Lease Rate:	\$32.50 SF/yr (4)
Building Size:	12,043 SF
Available SF:	1,128 SF
Lot Size:	0.76 Acres
Number of Units:	7
Year Built:	1945
Renovated:	2026
Zoning:	CCG-1

PROPERTY OVERVIEW

For sublease this newly constructed retail or medical office at 3857 Hendricks Avenue offers distinctive storefront appeal with abundant natural light creating a turn-key presentation. This is a standout opportunity for a retailer or medical user seeking an immediately marketable space with professional curb appeal and infrastructure ready to support continued success. This spaces consists of a large reception, conference room, five (5) offices, two (2) restrooms and a kitchen. Current lease expiration is 3/31/31.

PROPERTY HIGHLIGHTS

- Newly constructed retail or medical space available
- Expansive display windows maximize brand visibility
- Professional storefront with high-impact signage potential
- Updated interior finishes and durable flooring throughout
- Generous parking area conveniently located adjacent to entry

PRESENTED BY:

AMANDA KINKADE
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amanda@kinkadecommercial.com

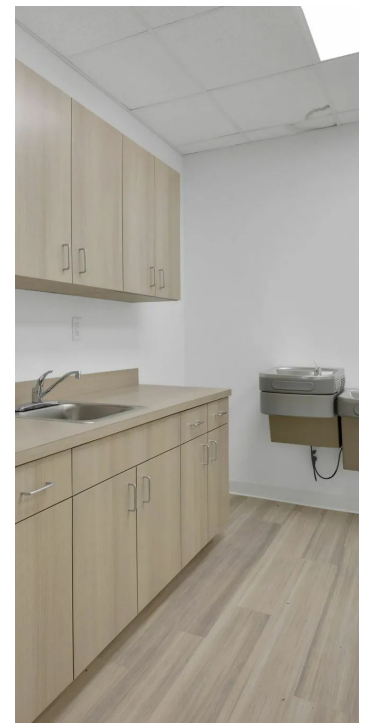
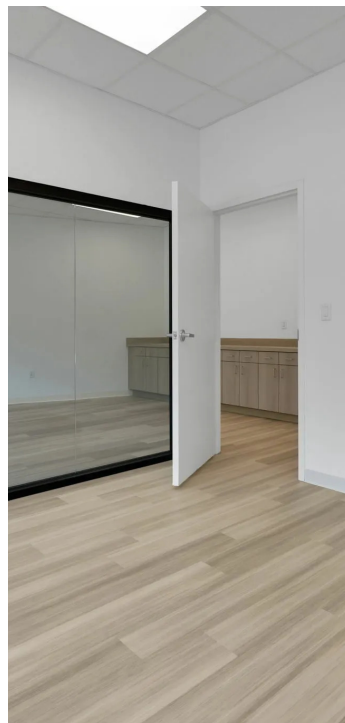
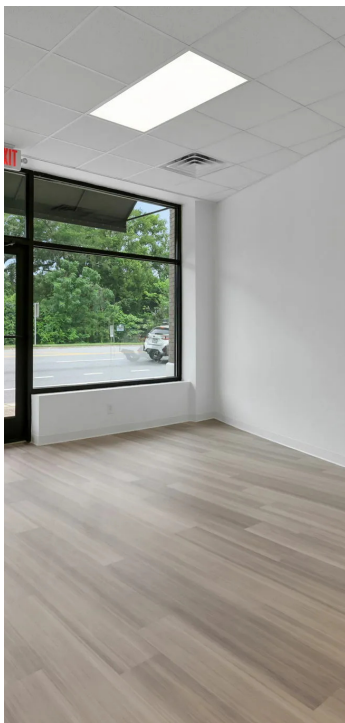
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Jacksonville, FL 32223

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ADDITIONAL PHOTOS

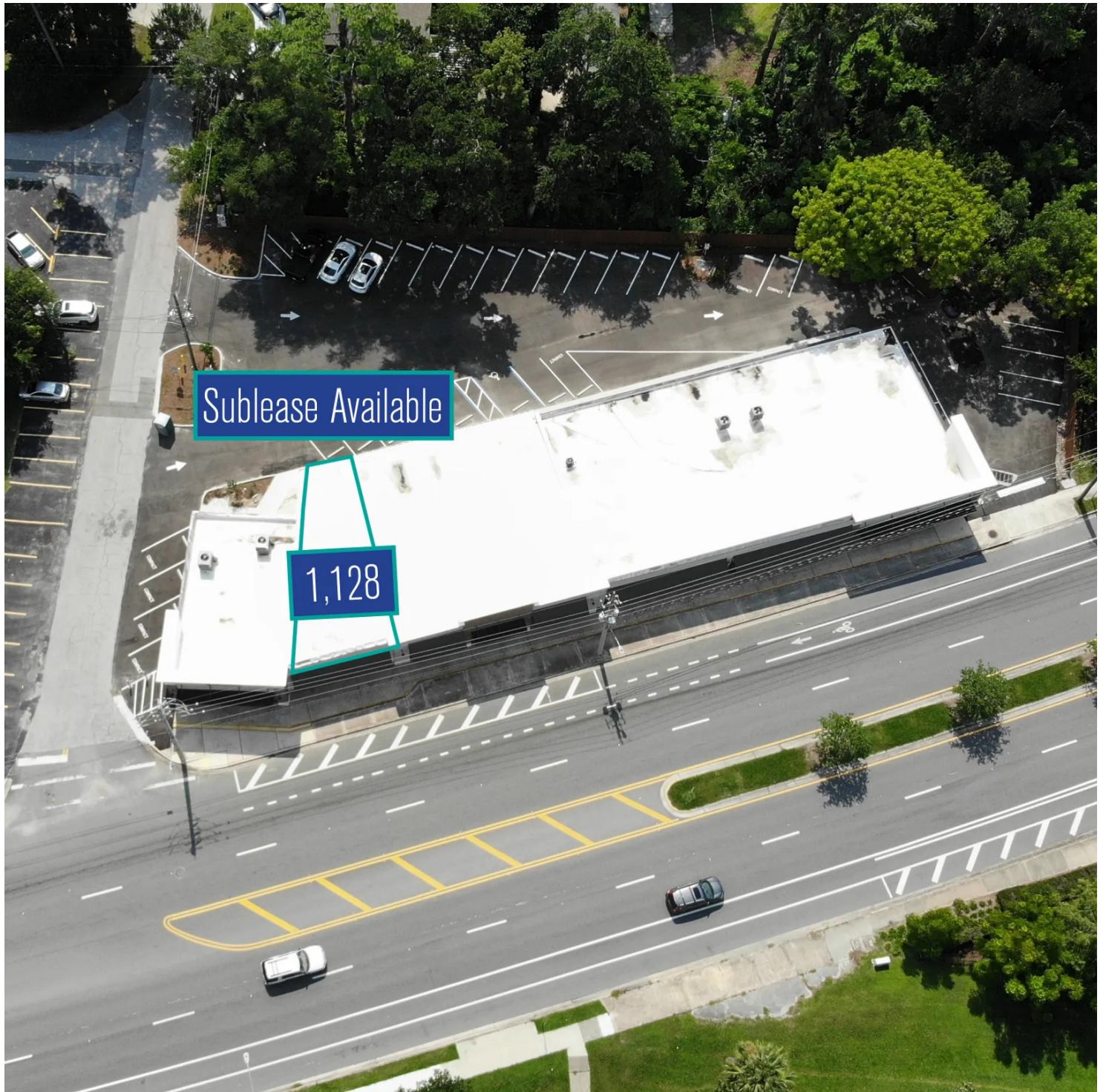
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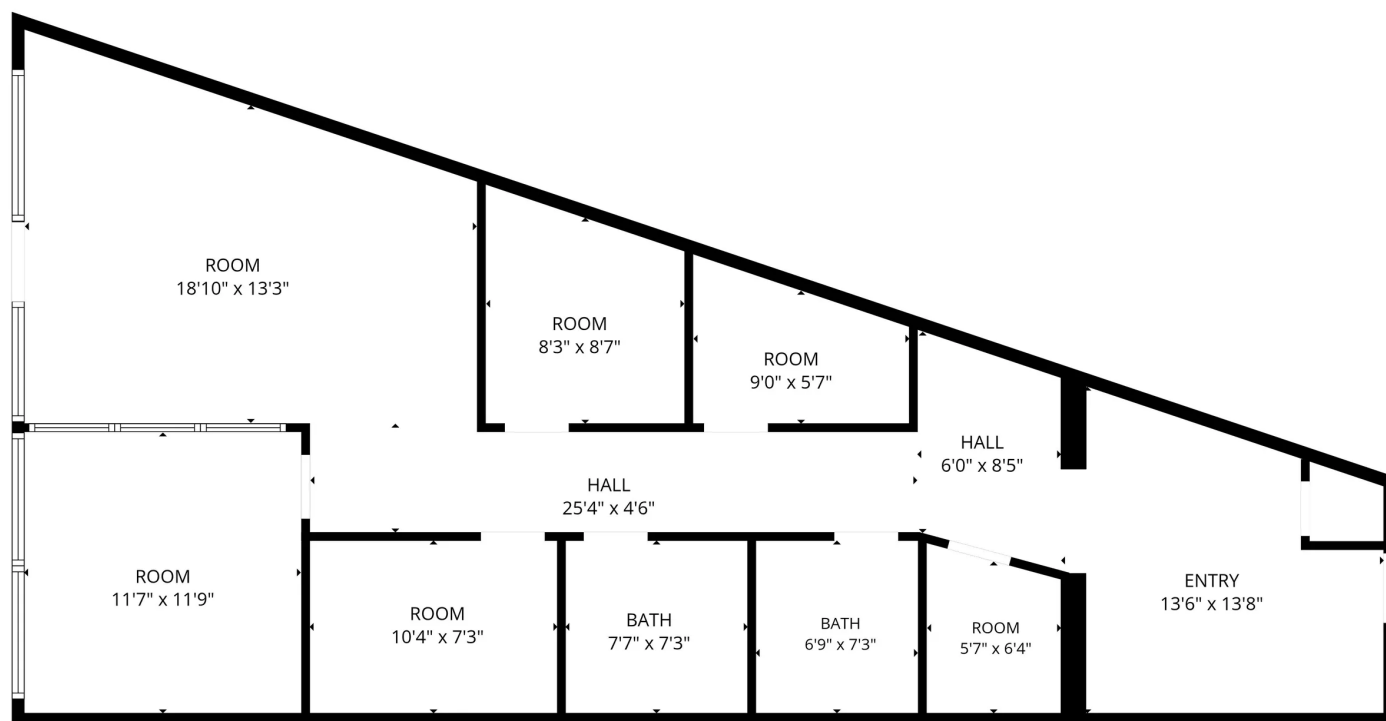
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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FLOOR PLAN

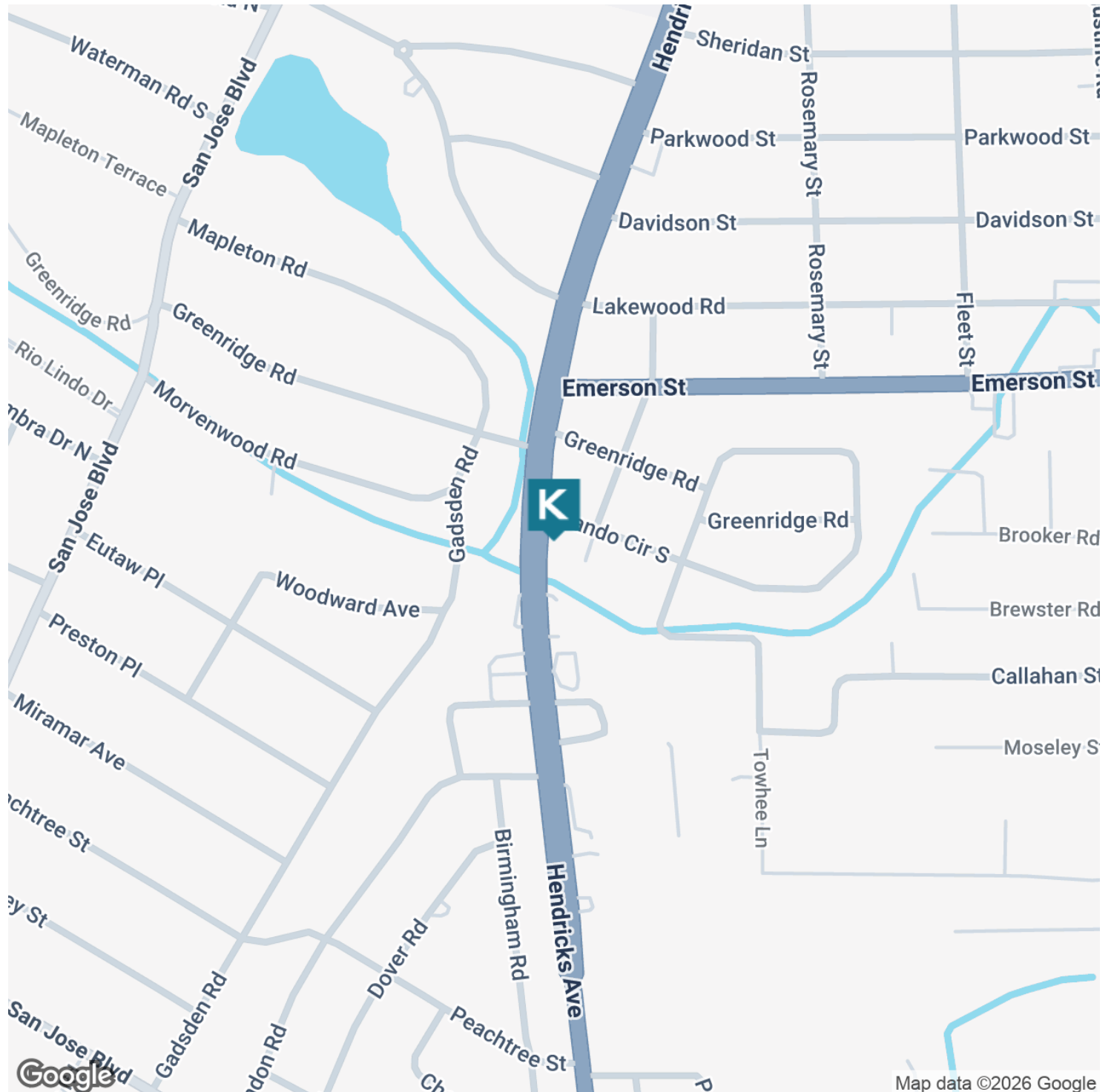
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LOCATION MAP

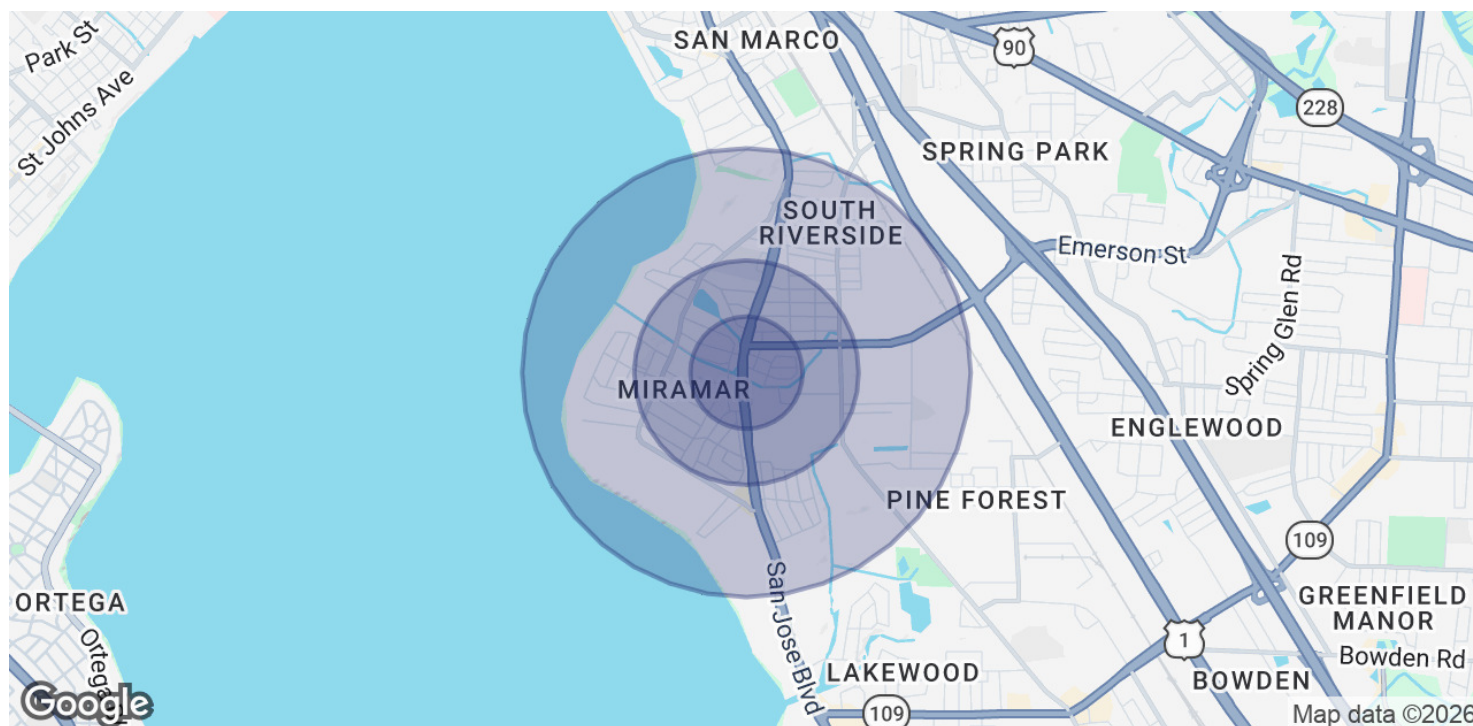
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	346	1,393	6,231
Average Age	38.2	37.1	36.6
Average Age (Male)	37.5	35.6	34.1
Average Age (Female)	38.7	37.6	37.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	149	569	2,509
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$98,817	\$109,328	\$115,994
Average House Value	\$407,973	\$433,425	\$457,961

2023 American Community Survey (ACS)

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DEMOGRAPHICS MAP & REPORT