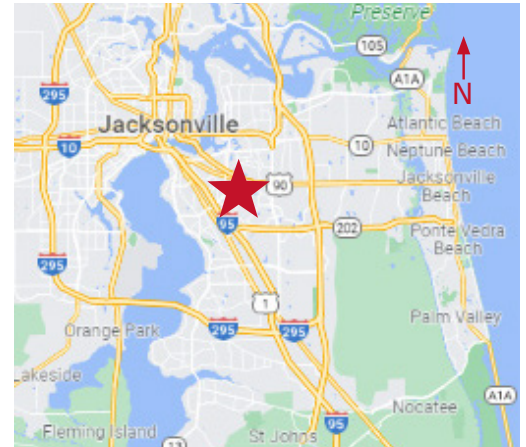




- **+/-3,827 Medical Office**
- **Purchase Price: \$1,250,000**
- Triple Net Lease in place with Olios Health, current term expires February 28, 2035
- Tenant is subleasing to Barbour Orthopedics
- Current NOI: \$75,000 with 3% annual rent increases
- Nicely improved, medical floor plan to include reception, x-ray, five exam rooms, recovery room, procedure room, breakroom, four private offices, conference room and three restrooms
- Underlying land lease renewed in 2025 for fifty years
- Well-located medical office building adjacent to the HCA Florida Memorial Hospital campus



2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	11,220	87,756	227,782
Average HH Income	\$109,906	\$94,977	\$101,165
Daytime Total Employees	7,310	68,319	194,412



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

Katie Kirchner
katie@strategicsites.com

OR

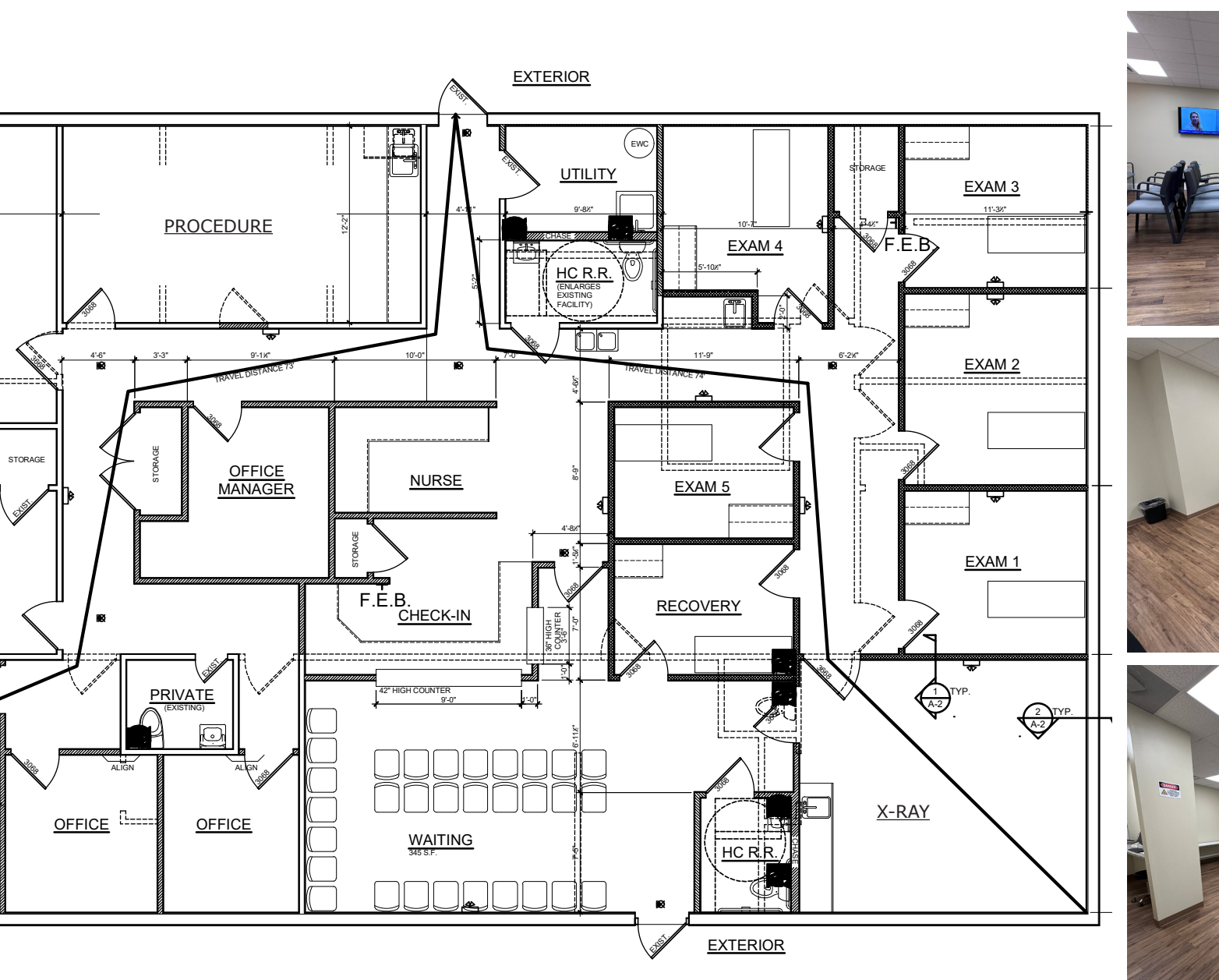
JC Clifford
jc@strategicsites.com

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
Unit #601 +/-3,827 SF



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