

JACKSONVILLE, FL 32217

1924 UNIVERSITY BLVD W



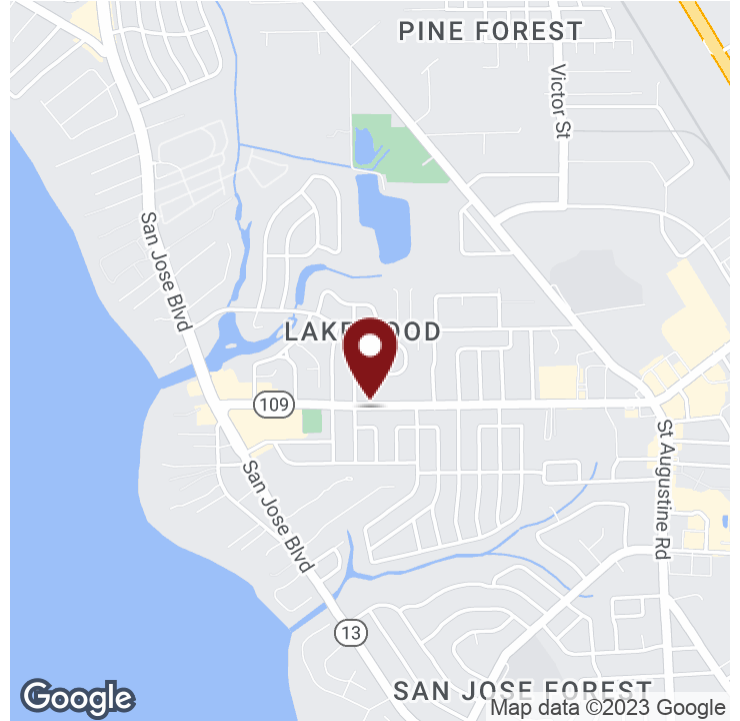
LENNY DEGIROLMO

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OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	1,551 SF
Lot Size:	.175 AC
Number of Units:	1
Year Built:	1950
Renovated	2018
Zoning:	CRO

PROPERTY OVERVIEW

Location: Conveniently situated in a highly accessible area, just minutes away from major highways and public transportation, making it easily reachable for both employees and clients.

Size: The office offers ample space, boasting 1551 sqft, allowing you to create an efficient and comfortable workspace.

Layout: The open floor plan provides flexibility in design, encouraging collaboration among team members and promoting a dynamic work environment. **Amenities:** This office is equipped with state-of-the-art facilities, including high-speed internet connectivity, modern HVAC systems, and dedicated parking spaces for your convenience.

Natural Light: Abundant natural light floods the space through large windows, creating a pleasant and productive atmosphere for day-to-day operations. **OPTION TO LEASE FULLY FURNISHED.**

LOCATION OVERVIEW

A beautiful office located in the vibrant city of Jacksonville, University Blvd W is a bustling thoroughfare that offers a mix of academic, residential, and commercial attractions. As the name suggests, this road is home to several prestigious educational institutions, including the University of North Florida. Its proximity to major highways and public transportation, getting around the city from University Blvd W is convenient and accessible.

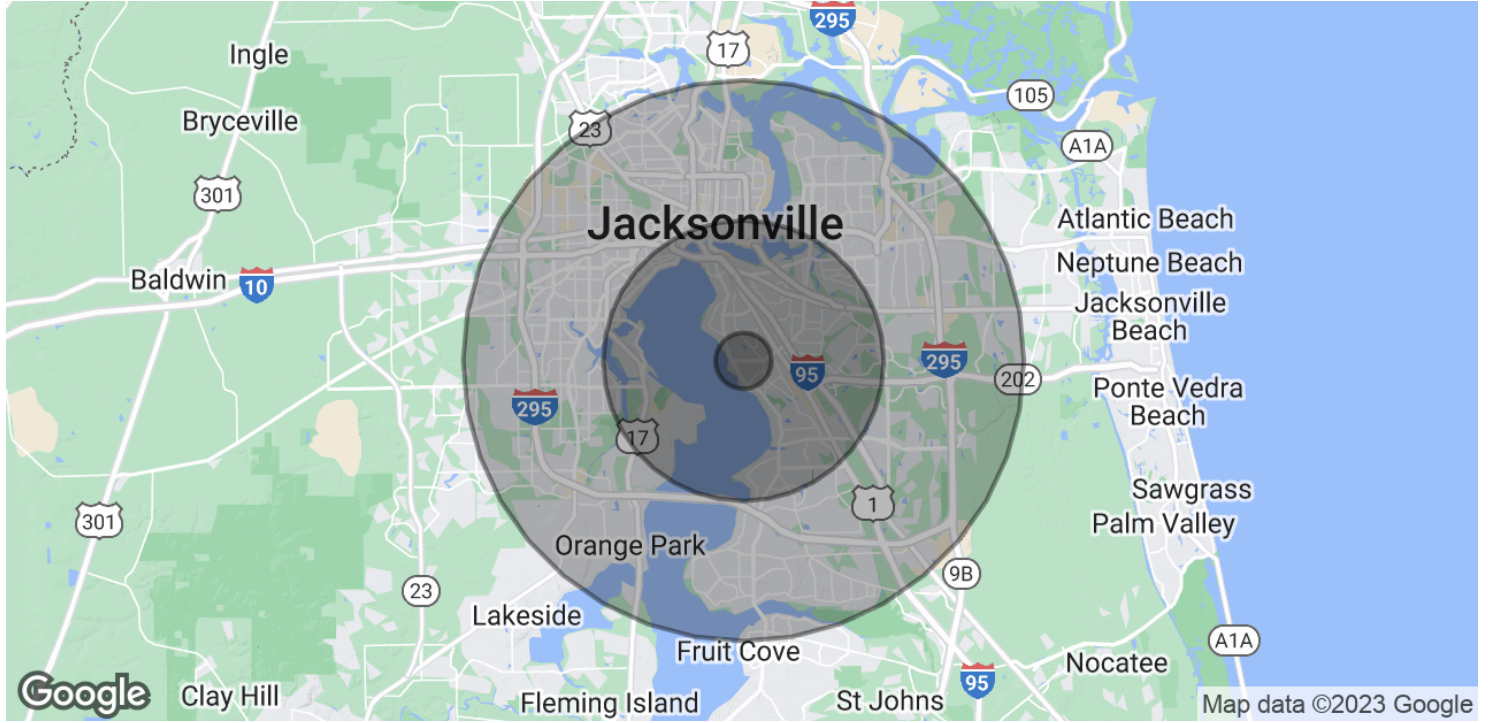
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,639	145,669	662,846
Average Age	43.6	38.9	37.7
Average Age (Male)	39.1	37.8	36.3
Average Age (Female)	46.9	40.7	39.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,757	70,362	296,440
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$75,017	\$74,474	\$65,237
Average House Value	\$213,739	\$228,816	\$184,123

* Demographic data derived from 2020 ACS - US Census

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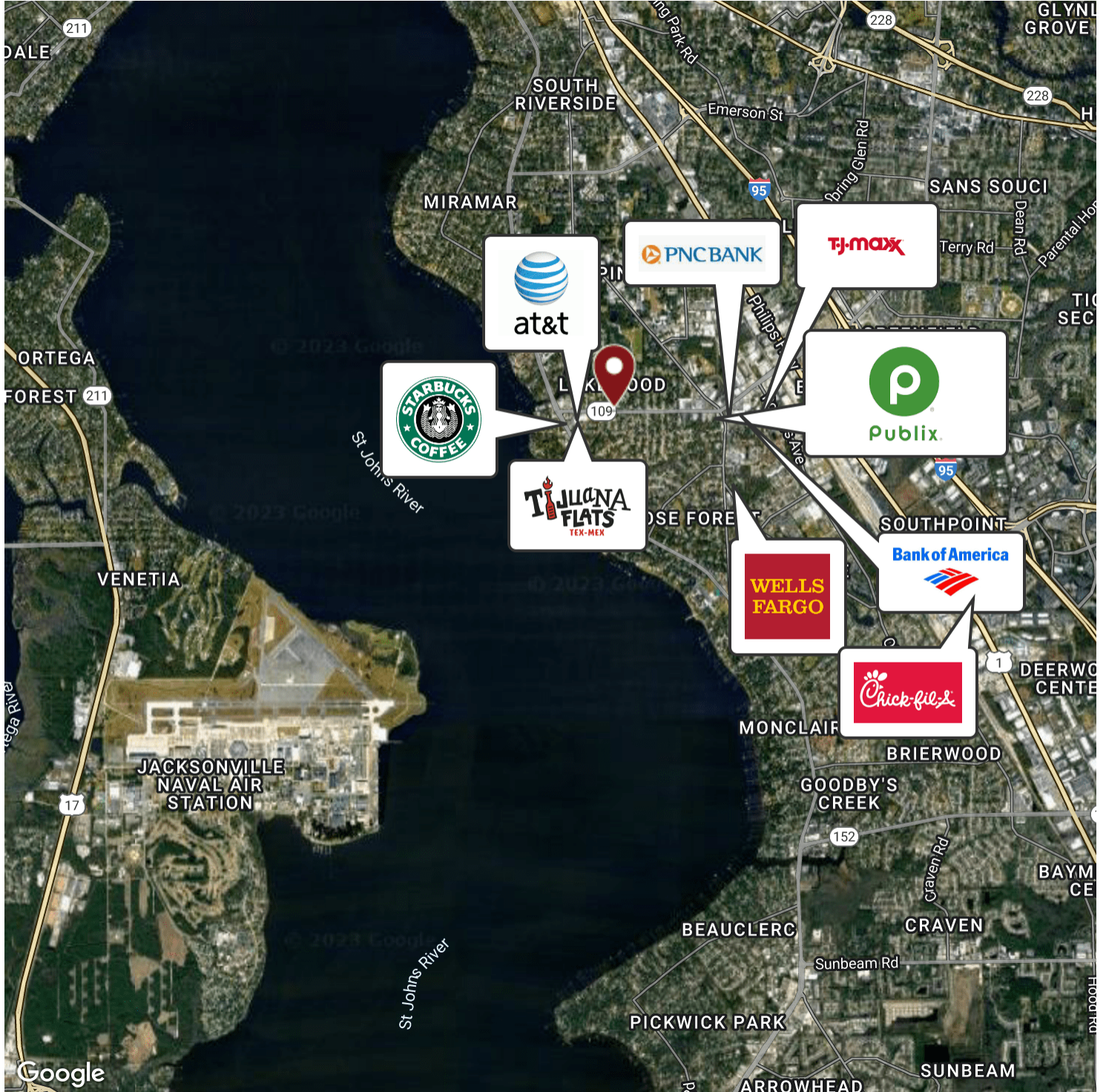
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