

MEMORIAL OFFICE PARK

4251 UNIVERSITY BLVD S, JACKSONVILLE, FL 32216



OFFERING SUMMARY

| | |
|------------------|-------------------------------|
| Lease Rate: | \$25.00 - 32.00 SF/yr (MG) |
| Building Size: | 8,584 SF |
| Available SF: | 387 - 945 SF |
| Lot Size: | 38,274 SF |
| Number of Units: | 14 |
| Year Built: | 1972 |
| Renovated: | 2023 |
| Zoning: | CCG-1 |
| Market: | Jacksonville |
| Submarket: | Southside |

PROPERTY OVERVIEW

SVR Commercial is proud to present the opportunity to lease move-in ready store front suites near Memorial Hospital on the highly traveled University Blvd. Suites were recently updated and are move-in ready. Professional office suites that are ideal for medical, office, and retail use. Salon Suite Packages available.

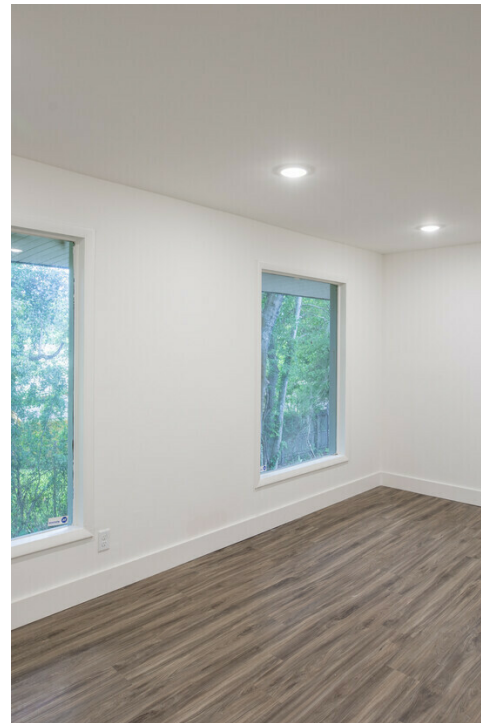
PROPERTY HIGHLIGHTS

- Professional Offices
- Located near Memorial Hospital
- Turn-key Salon Suite Package
- Recently Renovated
- Turn-key Office Available

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LEASE INFORMATION

| | | | |
|--------------|--------------|-------------|-------------------------|
| Lease Type: | MG | Lease Term: | Negotiable |
| Total Space: | 387 - 945 SF | Lease Rate: | \$25.00 - \$32.00 SF/yr |

AVAILABLE SPACES

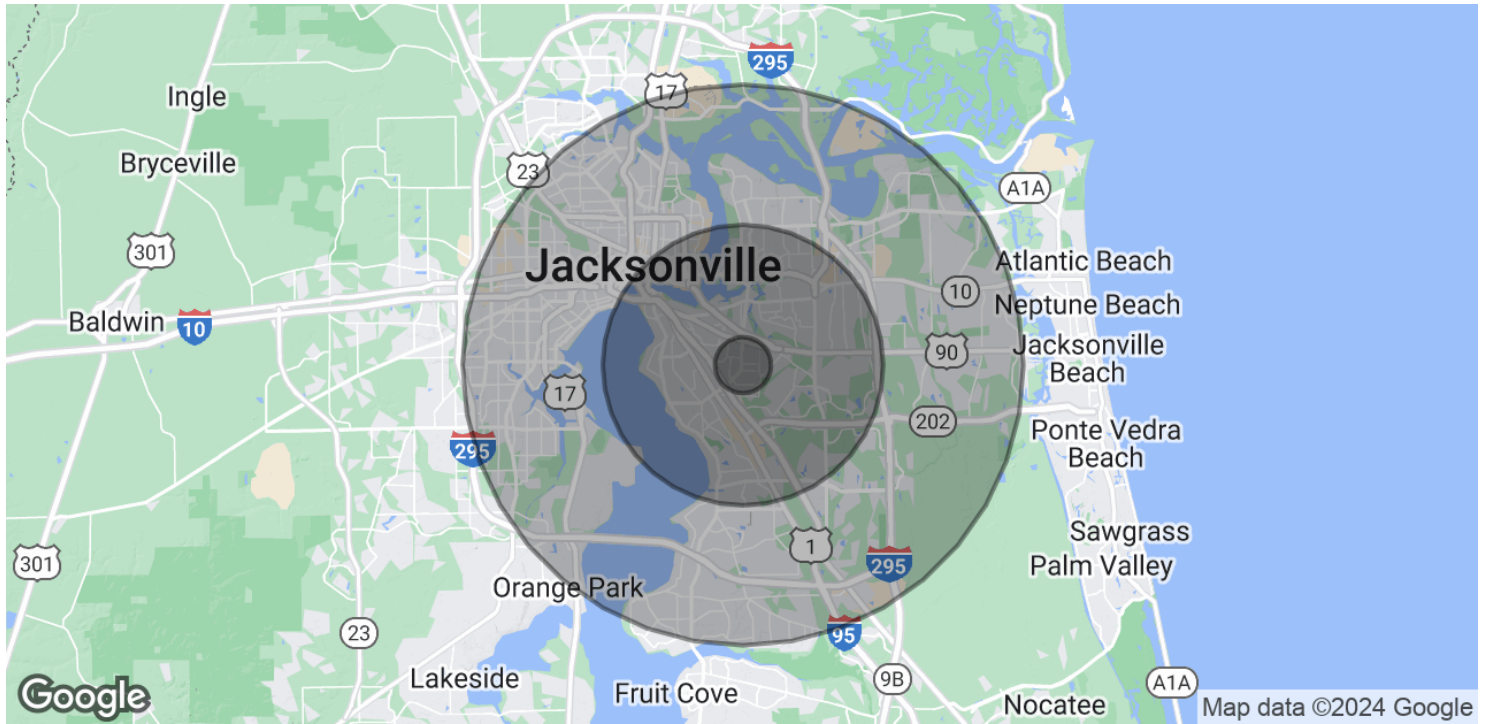
| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------|-----------|-----------|----------------|-----------------------|-------------|
| Suite 101 | Available | 900 SF | Modified Gross | \$25.00 - 32.00 SF/yr | - |
| Suite 102 | Available | 485 SF | Modified Gross | \$25.00 - 32.00 SF/yr | - |
| Suite 201 | Available | 945 SF | Modified Gross | \$25.00 - 32.00 SF/yr | - |
| Suite 202 | Available | 485 SF | Modified Gross | \$25.00 - 32.00 SF/yr | - |
| Suite 203 | Available | 505 SF | Modified Gross | \$25.00 - 32.00 SF/yr | - |
| Suite 302 | Available | 387 SF | Modified Gross | \$25.00 - 32.00 SF/yr | - |
| Suite 401 | Available | 588 SF | Modified Gross | \$25.00 - 32.00 SF/yr | - |
| Suite 402 | Available | 603 SF | Modified Gross | \$25.00 - 32.00 SF/yr | - |
| Suite 403 | Available | 387 SF | Modified Gross | \$25.00 - 32.00 SF/yr | - |

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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 12,469 | 185,875 | 635,031 |
| Average Age | 36.9 | 36.9 | 37.5 |
| Average Age (Male) | 33.3 | 35.9 | 36.3 |
| Average Age (Female) | 40.2 | 38.2 | 38.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,249 | 88,358 | 285,513 |
| # of Persons per HH | 2.4 | 2.1 | 2.2 |
| Average HH Income | \$81,345 | \$63,093 | \$67,144 |
| Average House Value | \$166,338 | \$175,184 | \$192,549 |

2020 American Community Survey (ACS)

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