

OFFICE CONDO FOR LEASE

13453 N Main Street
Jacksonville, Florida 32218



DEMOGRAPHICS

POPULATION

- 25,173 within 3 miles

AVERAGE HH INCOME

- \$65,102 within 3 miles

DAYTIME EMPLOYEES

- 11,085 within 3 miles

PROPERTY FEATURES

- Available Space: $\pm 1,250$ SF
- End Unit includes: reception area, 3 private offices, conference room and break area
- Ample Parking
- Easy access to JIA, JaxPort & UF Health North
- Minutes from River City Marketplace with national medical offices, restaurants & retailers
- Quick access to I-295 & I-95

TRINA WEDEKIND

Associate
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BRANDY LEWIS

Brokerage Services/Principal
904-716-2179
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Licensed Real Estate Broker. The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

WWW.JAXPLATINUMREALTY.COM

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2022 ANNUAL CONSUMER SPENDING (\$000'S)

1 MILE	5 MILES	10 MILES
\$66,506	\$686,025	\$2,447,072

TRAFFIC:
±11,507 AADT
Hwy 17 & Eubanks
St E