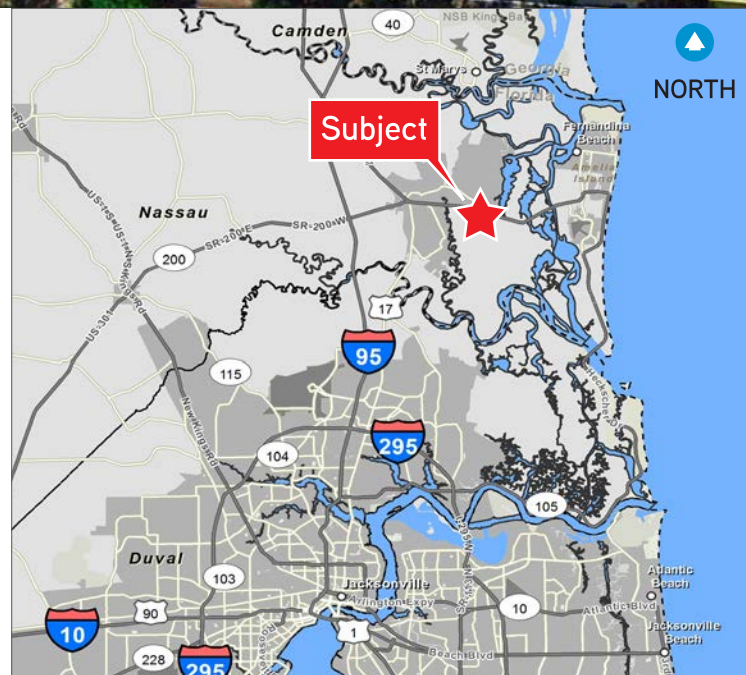


Lofton Professional Plaza

OFFICE SPACE AVAILABLE



- > 2,450± SF cold dark shell available for lease in 87012 Professional Way
- > Building consists of 4,900± SF total
- > Baptist Behavioral Health occupies the adjacent 2,450± SF in 87010 Professional Way
- > Great location in the heart of growth corridor off of Amelia Island
- > Adjacent to The Reserve of Amelia, a new 300 unit apartment development
- > Tenant is responsible for buildout of the space
- > **Lease Rate:** \$14.00/SF plus CAM
- > **Sale Price:** \$750,000 (\$153.06/SF)

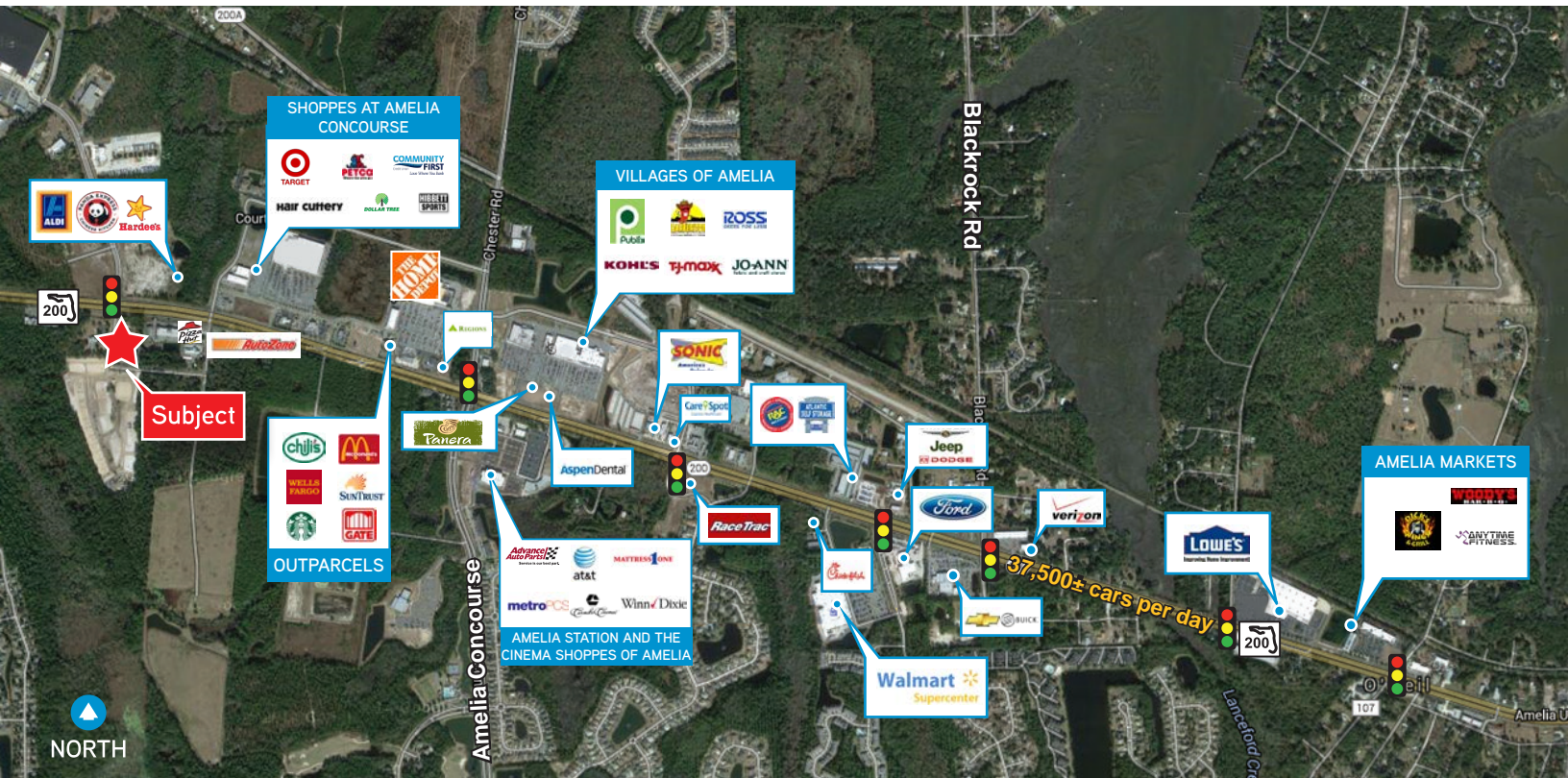


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3261

Aerial

4,900± SF BUILDING



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|---|----------|----------|----------|
| 2018 Population Estimate | 1,142 | 18,041 | 28,533 |
| 2023 Population Estimate | 1,340 | 20,370 | 32,384 |
| 2018 Estimated Average Household Income | \$91,630 | \$83,352 | \$85,198 |

Source: Esri Business Analyst Online

FOR SALE/LEASE > INVESTMENT OPPORTUNITY/OFFICE PROPERTY

Lofton Professional Plaza

4,900± SF BUILDING



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