

FOR LEASE > MEDICAL OFFICE SPACE



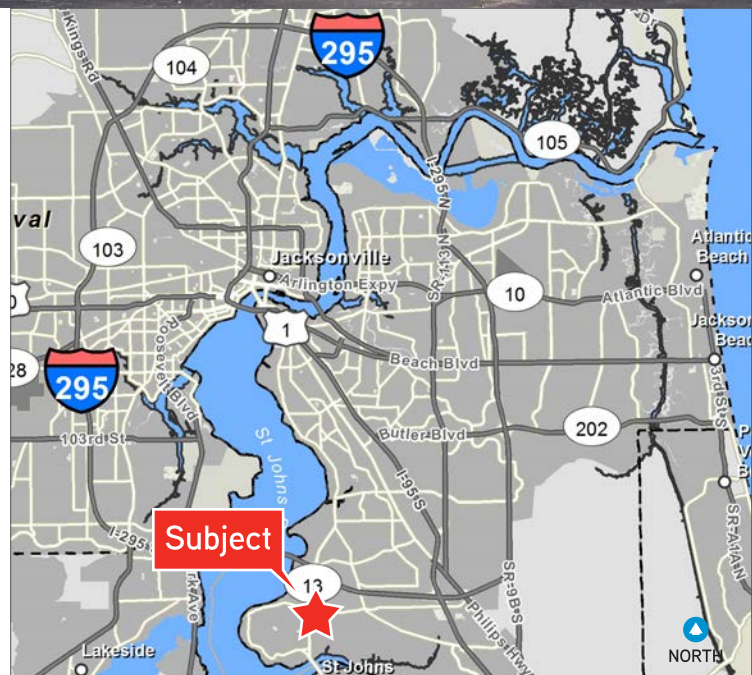
# Medical & Merchants Center of Mandarin

11701 SAN JOSE BLVD., JACKSONVILLE, FL 32223



## Property Features

- > Two-story medical office building with other medical tenants to create a good referral base
- > Exceptional signage opportunities on multiple monument street signs
- > Retail on-site includes Winn-Dixie, Community First Credit Union, restaurants and others
- > Property is south of I-295 with signalized intersection
- > Strong Demographics: Located in a community with 5.2% growth in a 5-mile radius
- > Space can be designed to fit Tenant's needs:  
Suite sizes 1,200 SF - 4,348 SF
- > Medical space is move-in ready or can be redesigned
- > On-site Property Management
- > Tenant improvement allowance readily available
- > **Full Service Lease Rate: \$24.00/SF**



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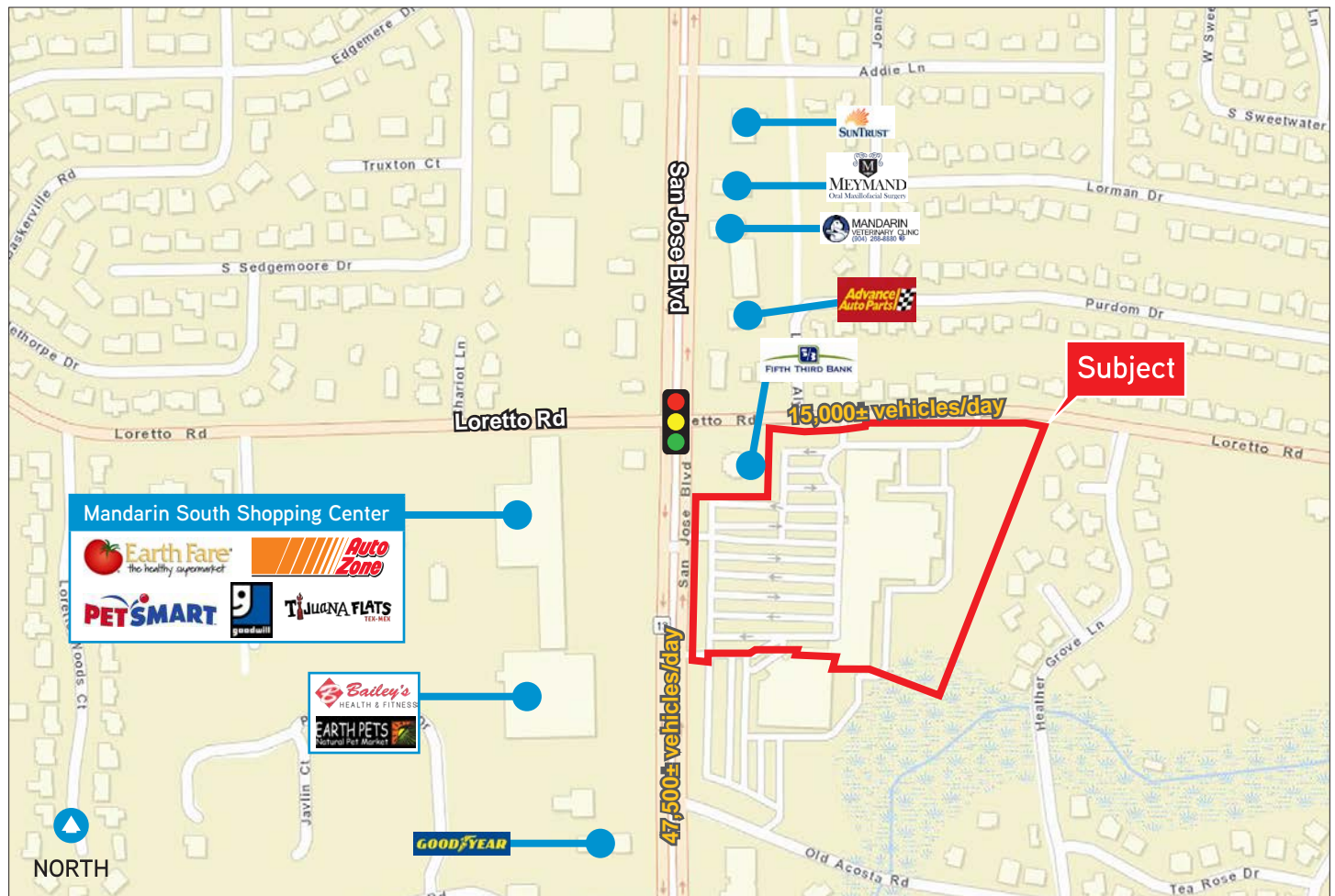
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# Street Map

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Demographics	1 Mile	3 Mile	5 Mile
2017 Population	8,147	51,922	115,030
2017 Total Households	3,330	20,982	45,354
2022 Average Household Income	\$103,229	\$104,618	\$105,576

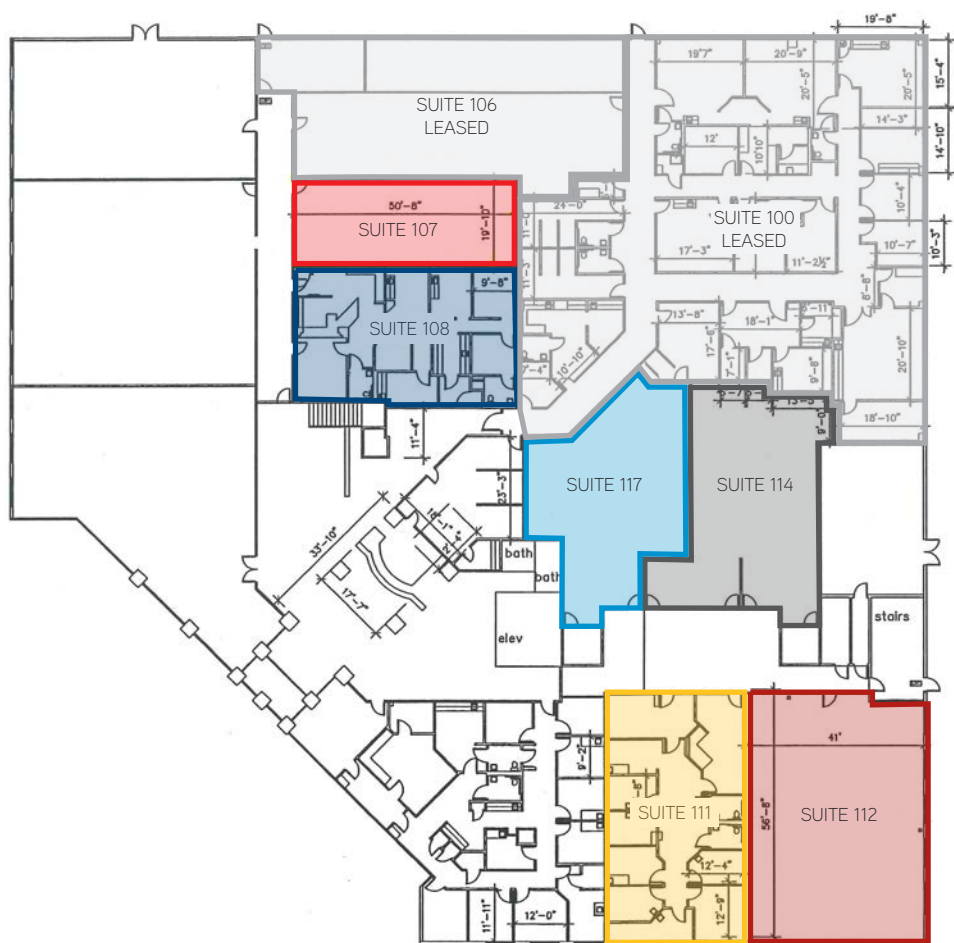
Source: Esri Business Analyst Online



# Floor Plan

11701 SAN JOSE BLVD., JACKSONVILLE, FL 32223

## First Floor

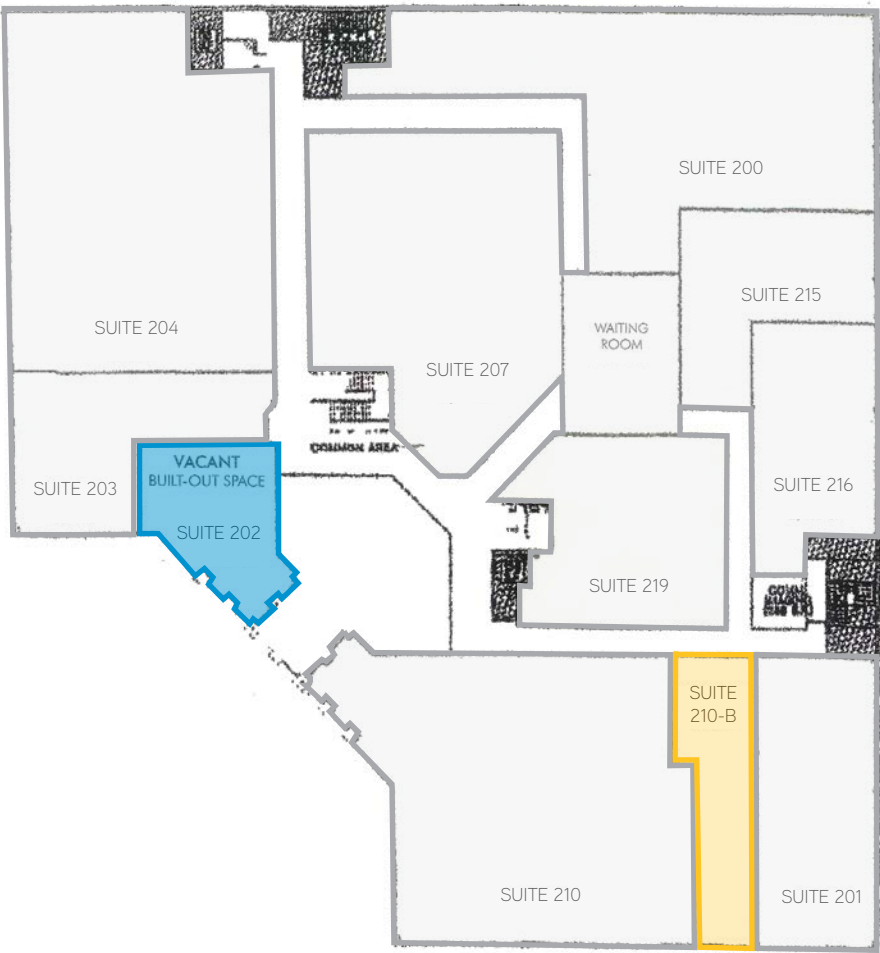


	Suite 100: LEASED
	Suite 106: LEASED
	Suite 107: 1,230 SF
	Suite 108: 1,829 SF
	Suite 111: 2,048 SF
	Suite 112: 2,300 SF
	Suite 114: 1,979 SF
	Suite 117: 2,139 SF

# Floor Plan

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## Second Floor



Suite 200:	LEASED
Suite 202:	1,380 SF
Suite 203:	LEASED
Suite 204:	LEASED
Suite 207:	LEASED
Suite 210:	LEASED
Suite 210-B:	1,600 SF
Suite 211:	LEASED
Suite 215:	LEASED
Suite 216:	LEASED
Suite 219:	LEASED

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# Property Photos

11701 SAN JOSE BLVD., JACKSONVILLE, FL 32223



Suite 111



Suite 111



Suite 108



Suite 108