

FOR SALE OR LEASE > OFFICE CONDO



# Saints Crossing Business Center

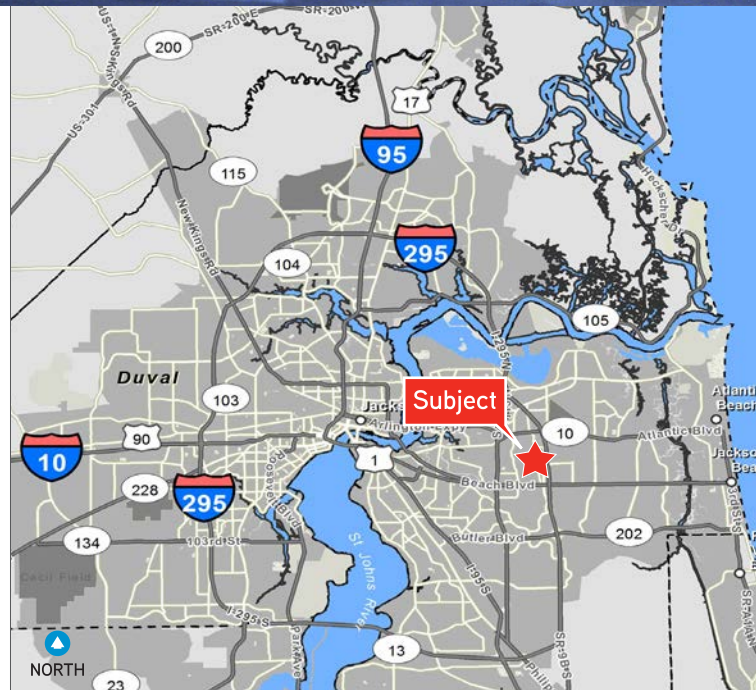
2804 ST. JOHNS BLUFF RD. S., SUITE 200, JACKSONVILLE, FL 32246

2,526± SF AVAILABLE



## Property Features

- > Suite 200 consists of six offices, a conference room, kitchenette and large open work area
- > Ideal for office/medical type users
- > Building sits at traffic light giving quick and easy access to I-295 Beltway and St. Johns Bluff
- > Positioned on the 2nd floor with elevator access
- > Ample parking available
- > Building is equipped with sprinkler system
- > Security features include exterior cameras facing the parking area and after-hour key pad access
- > **Lease Rate: \$18.00/SF NNN**
- > **CAM: \$4.75/SF**
- > **Sale Price: \$495,000**



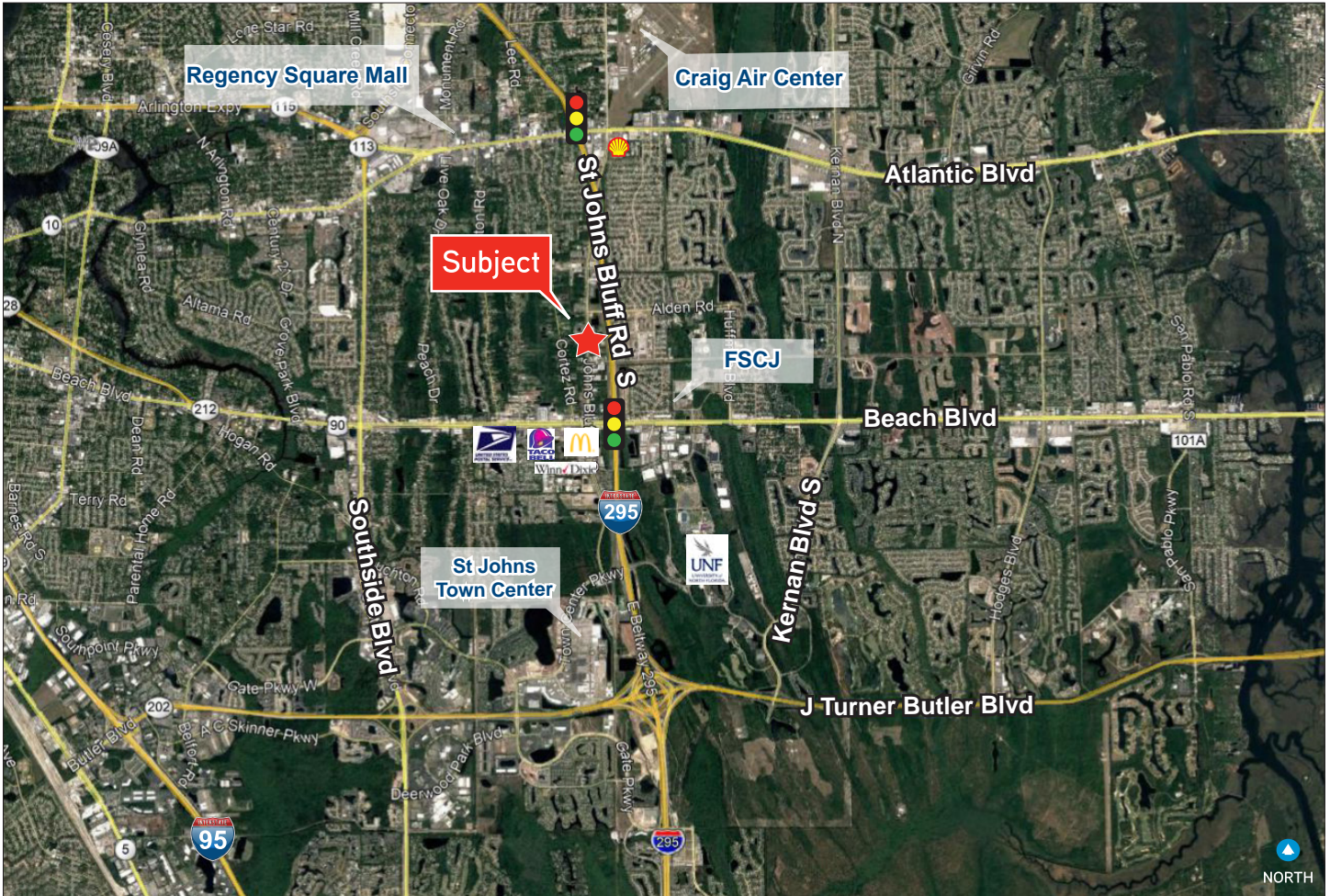
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# Aerial

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Demographics	1 Mile	3 Mile	5 Mile
Population Est. 2017	6,342	78,355	214,145
2017 Est. Households	2,443	29,837	84,864
2017 Est. Avg. HH Income	\$58,244	\$65,986	\$72,800

Source: Esri Business Analyst Online

Traffic Count	Daily
St. Johns Bluff Rd.	26,000

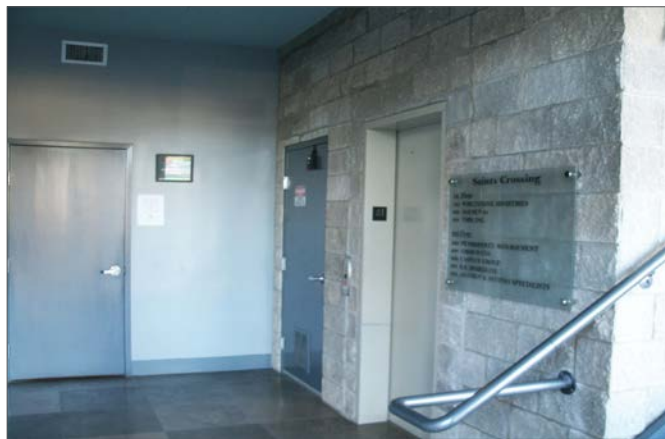
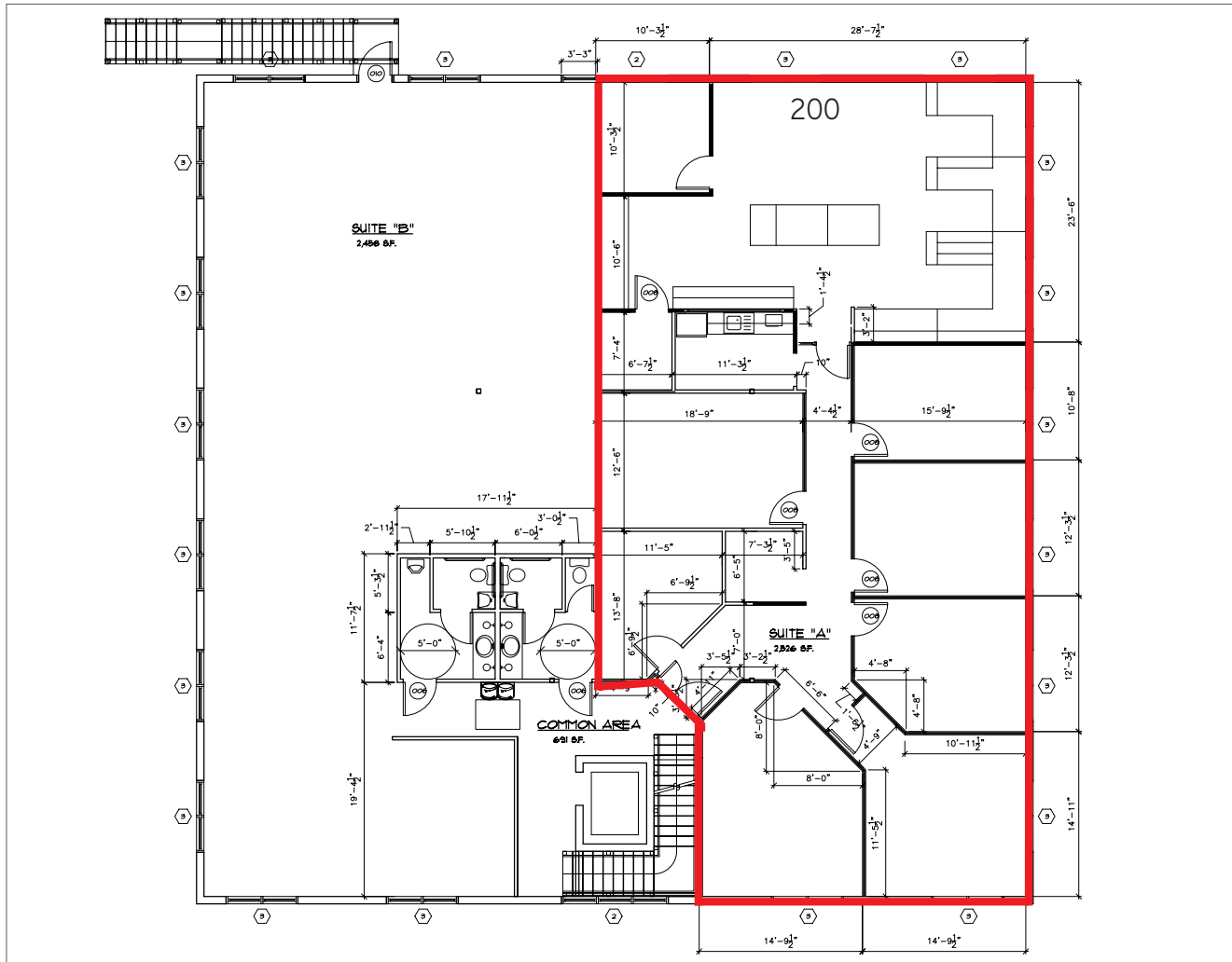
Source: FDOT



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# Floor Plan - Suite 200

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# Property Photos

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Front view of the building



Back of building



Exit to traffic light

## Contact Us

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