

# FOR SALE > MEDICAL/DENTAL OFFICE

12078 San Jose Blvd., Suite 2  
Jacksonville, Florida 32223



## Property Highlights

- > Class A Medical/Dental office 3,208± SF
- > Includes six (6) exam rooms, lab, consultation room, sterilization room
- > Reception/waiting room has built in TV monitors
- > Private doctor office includes bathroom
- > Employee break room with private bathroom
- > 2X2 acoustical ceiling tiles with recessed lighting fixtures
- > Accent walls and upgraded finishes
- > High quality built-in desks and cabinets
- > Private deck in rear with flowing pond
- > Move-in ready!
- > **Sales Price: \$775,000**

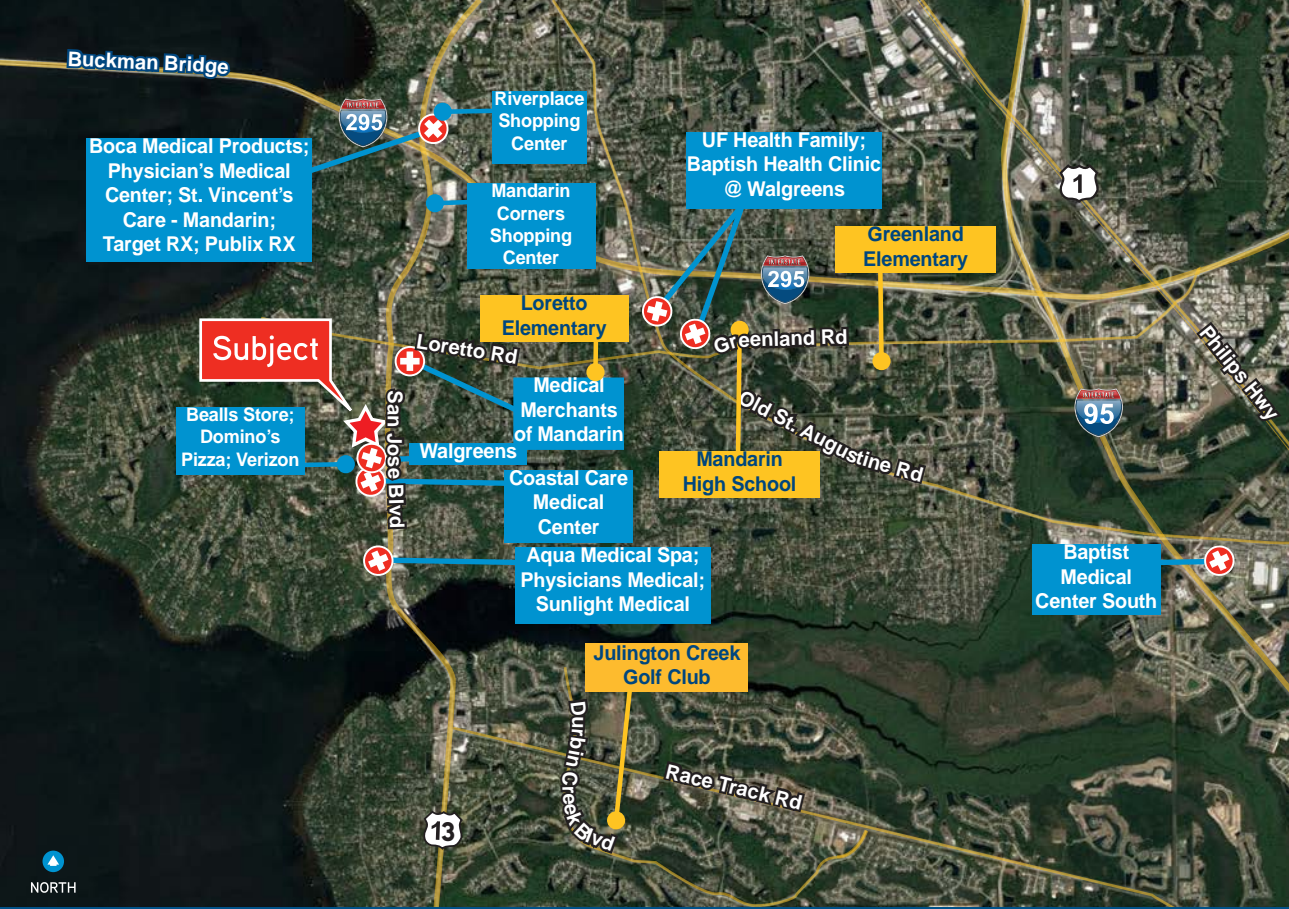


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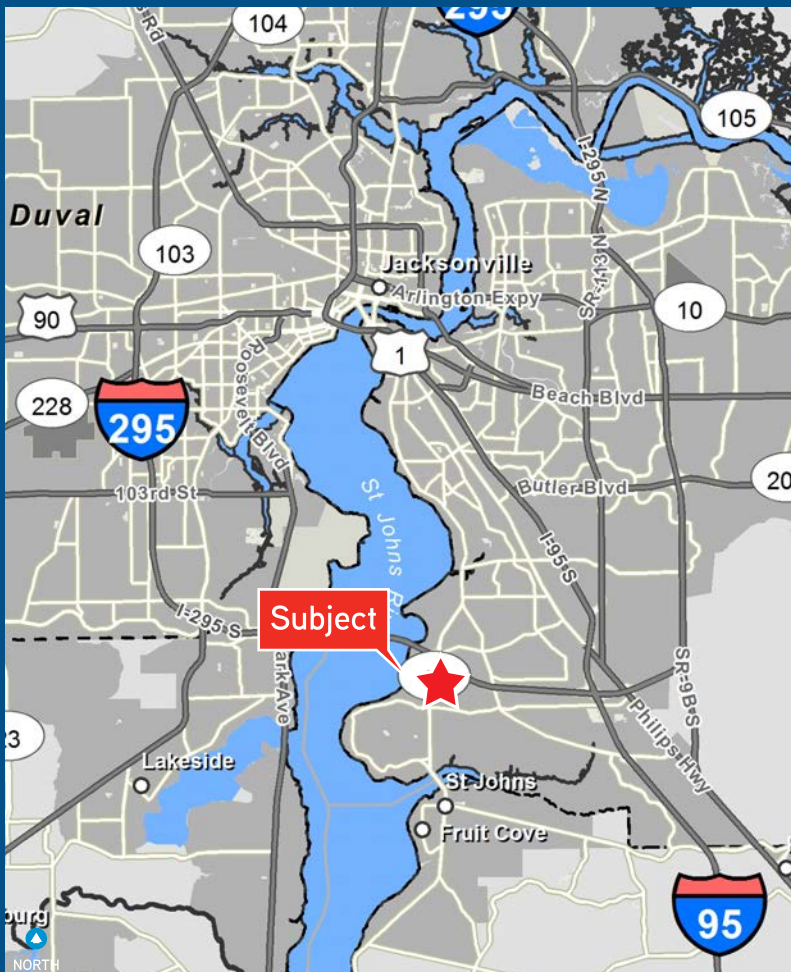
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# Aerial



# Demos & Traffic Count

Source: ESRI, FDOT



### Current Population (2018)

1 Mile: 6,487  
3 Mile: 51,421  
5 Mile: 119,529



### Projected Population (2023)

1 Mile: 6,829  
3 Mile: 54,642  
5 Mile: 129,697



### Average Household Income (2018)

1 Mile: \$115,353  
3 Mile: \$95,997  
5 Mile: \$97,332



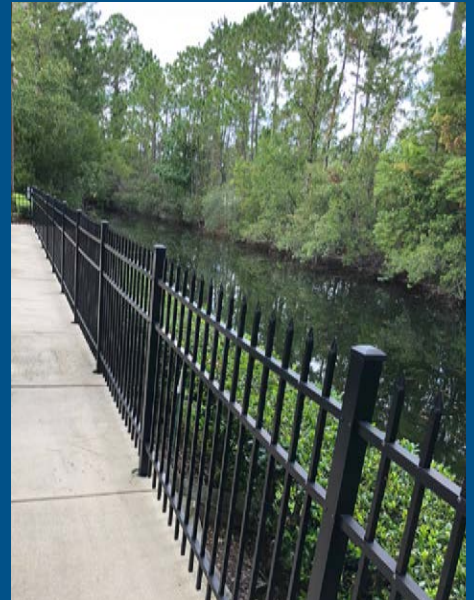
### Projected Household Income (2023)

1 Mile: \$128,651  
3 Mile: \$110,223  
5 Mile: \$112,362



### AADT

San Jose Blvd.: 46,000



# PROPERTY INFORMATION

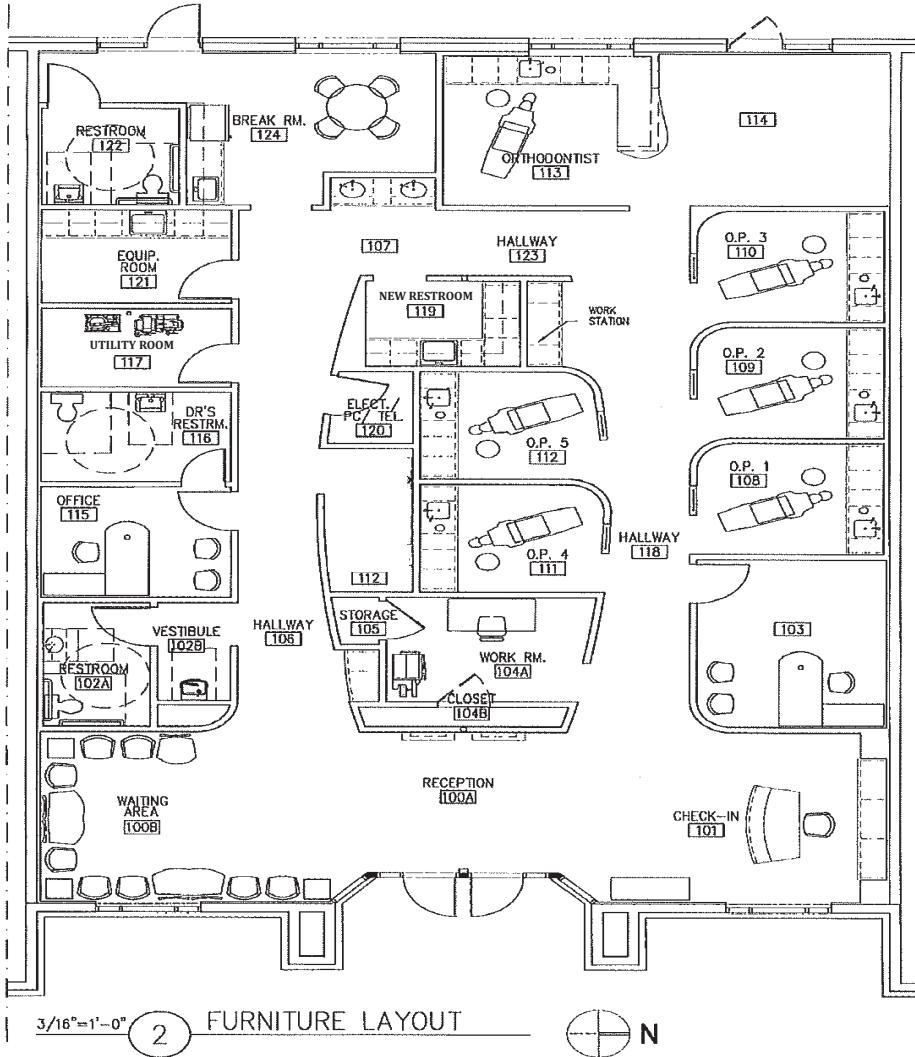
12078 SAN JOSE BLVD., SUITE 2  
 JACKSONVILLE, FLORIDA 32223

Total Building SF	9,731± SF
Total Space Available	3,208± SF
Building Class	A
Year Built	2005
Floors	1
Construction Type	Concrete Block
Exterior Type	Stucco with glazed tiles accent panels
Condo	Yes
Roof Type	Concrete with barrel tile accents
Security	Yes
Restrooms	Four (4)
Utilities	City water and sewer
Suite Access	Covered entry and back door



# FLOOR PLAN

12078 San Jose Blvd., Suite 2  
Jacksonville, Florida 32223



PLANS FOR  
REVIEWED  
CODE COMPL.  
KEEP THIS PLAN  
AUG 0 6 2  
Building Ins. & Code Div.  
Examiner Signature  
License No. 2445

### NOTE

FURNITURE PLAN IS FOR REFERENCE ONLY.  
FURNITURE TO BE PROVIDED BY OTHERS.

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