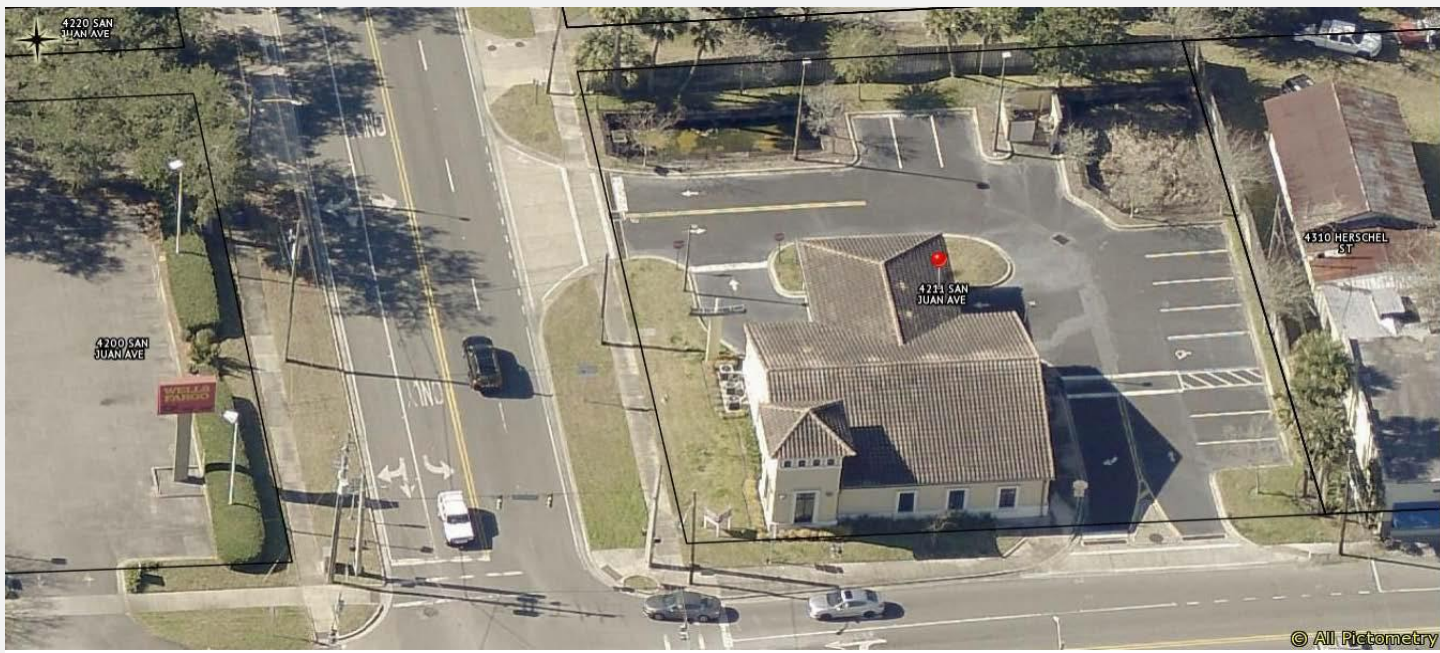


# AVAILABLE

# RETAIL-OFFICE FOR LEASE

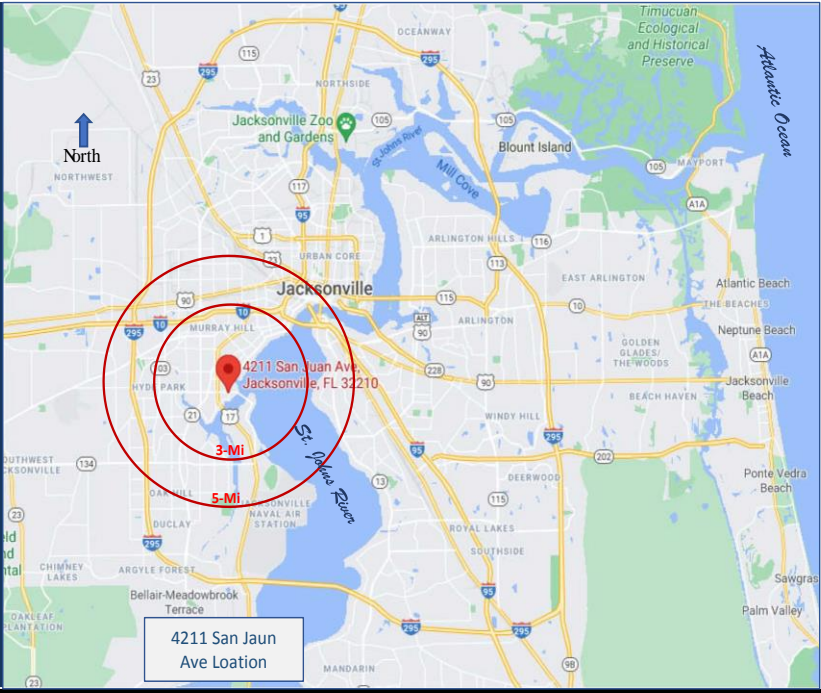
4211 San Juan Avenue, Jacksonville, FL 32210



© All Pictometry

## Features:

- Lease Rate: \$25.00/RSF, "NNN"
- Building Size: 2,994± RSF (per Property Appraiser).
- Lot Size: 0.48 ± Acres (per Property Appraiser). On high visibility corner location.
- Parking: 11 Spaces
- Zoning: Commercial - CCG-1
- Year Built: 2008
- 32,000 ± households within 3-miles; close proximity to Downtown and economic employment generators.
- Centrally located in Jacksonville's Riverside, Avondale, Ortega Market Area; Access to Fishweir Creek and Saint Johns River via Marinas.

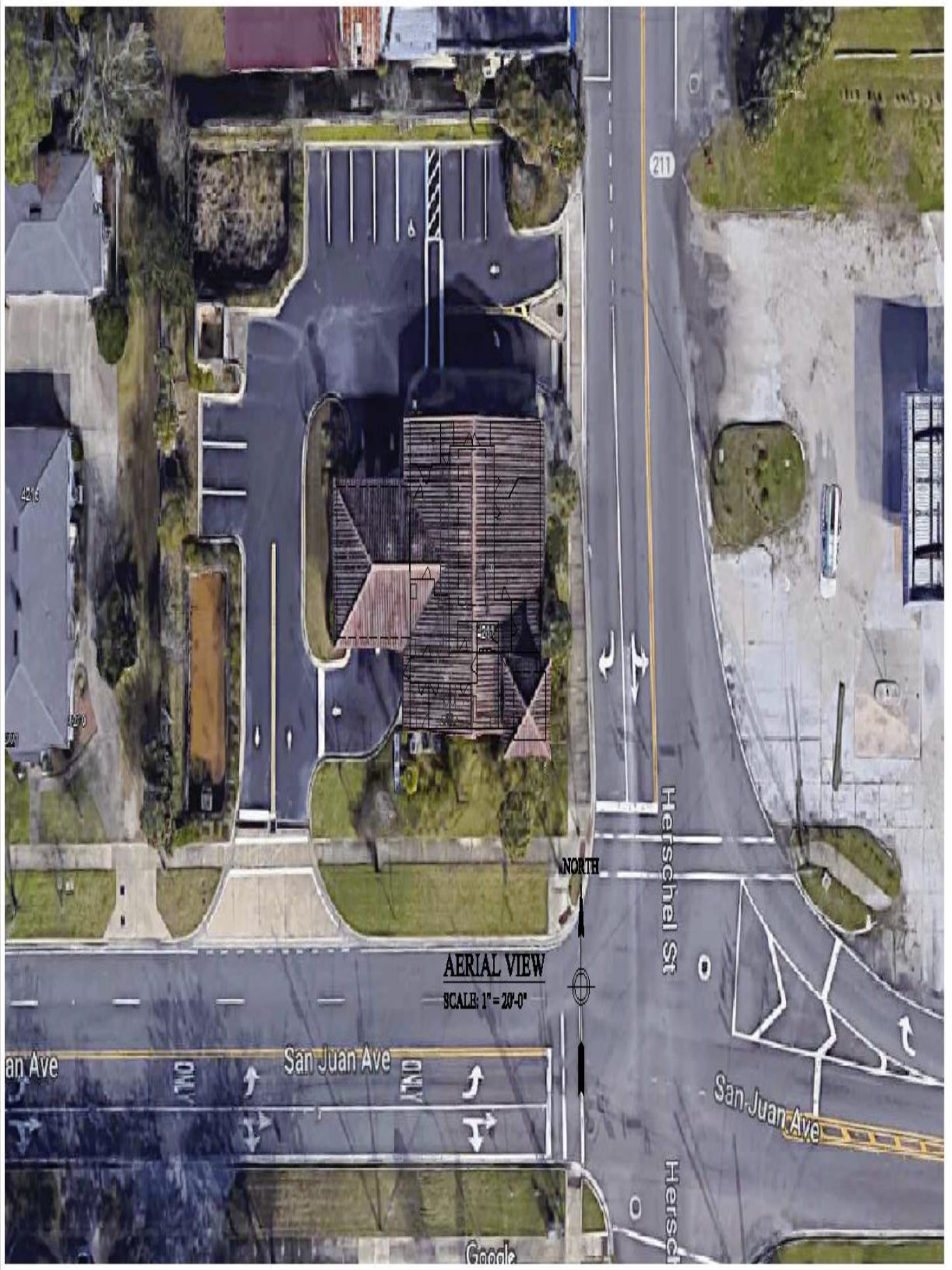


Sidney O. Jones, CCIM  
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**AERIAL VIEW**

SCALE: 1" = 20'-0"

NORTH

211

Herschel St

Herschel St

San Juan Ave

an Ave

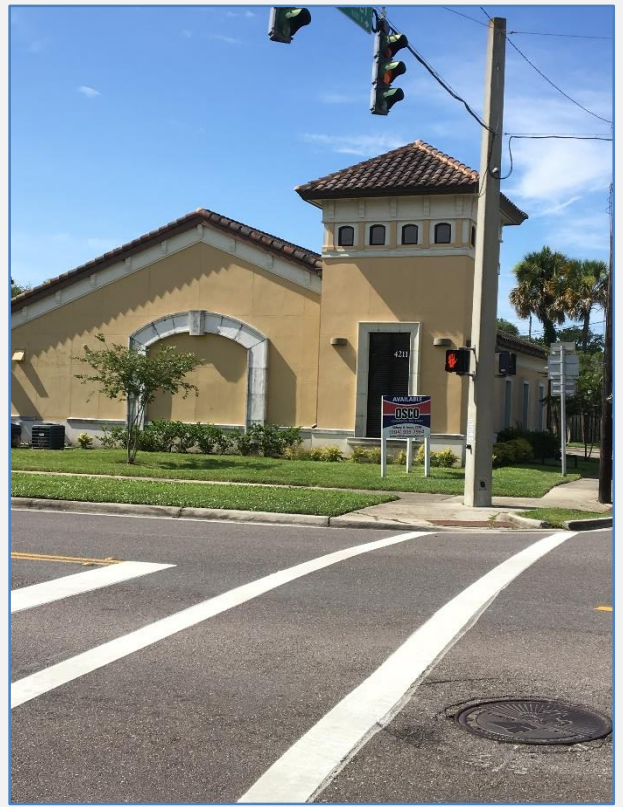
San Juan Ave

ONLY

ONLY

Google



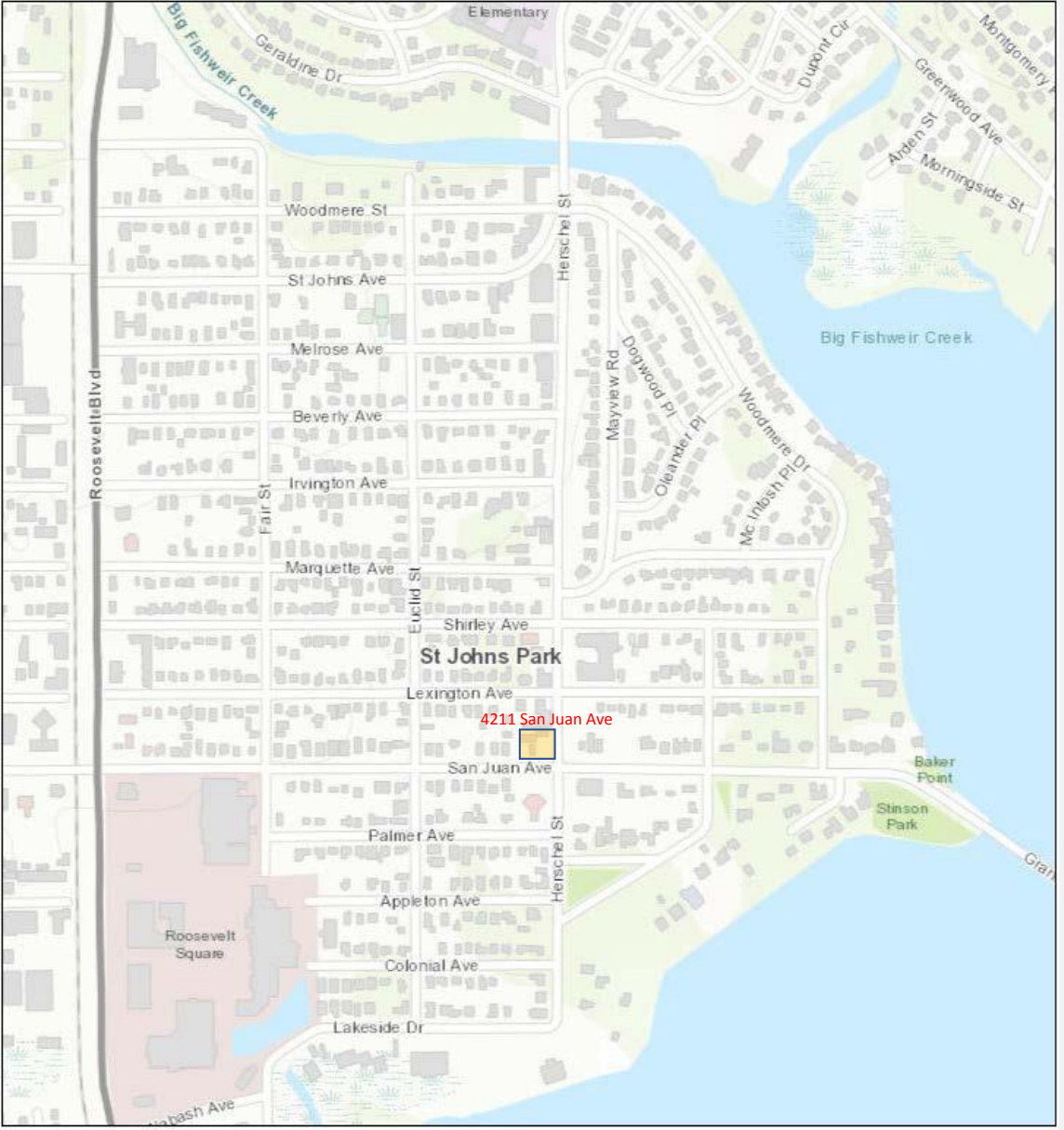


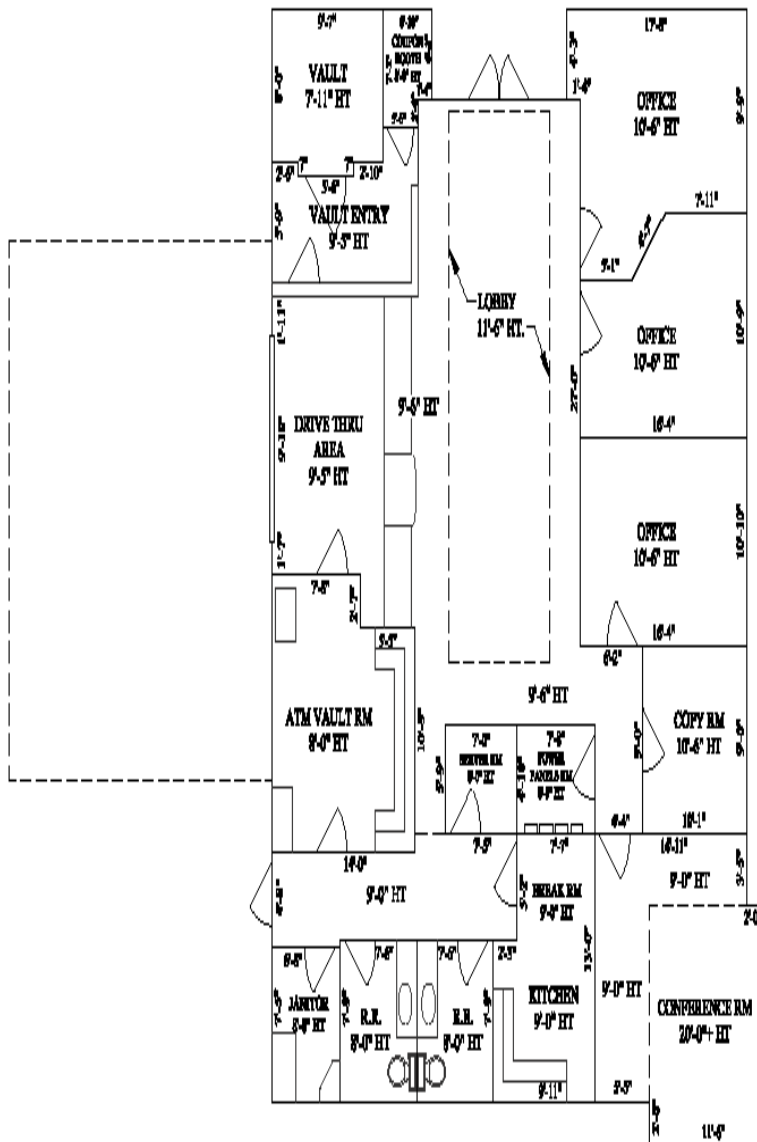
- 4211 San Juan Avenue, a former Class 'A' Bank with two (2) drive through lanes consisting of 2,994 +/- rentable square feet located on a hard signalized corner in the Fairfax trade area and between the Riverside – Avondale Historic District and Ortega MSA.s. 32,000 +/- households within 3-miles proximity of Property and in close proximity to high volume Publix anchored retail center, less than a mile away. \$2 Million +/- FDOT project ongoing along Herschel Street (SR 211) Corridor: Round-a-Bouts, Street Lamp Lighting, etc....
- Surrounding area is regarded among the best places to live, work and play in Northeast Florida offering residents a unique urban/suburban mix and 'walkability'. Minutes to Roosevelt Boulevard (US-17) corridor and I-295 with easy access to Beaches, Jacksonville Naval Air Station, Saint Augustine, etc... Features numerous attractive historic residential communities with eclectic mix of shopping, retail, restaurants and businesses. Recent additions to the immediate trade area include Ubreakifix, Catlin Interior Design, Mesa Fusion Restaurant and many more. One of the last remaining spaces along this highly desirable corridor. Just down the street from Marinas offering access to Saint Johns River, boat storage, dockage and maritime services.

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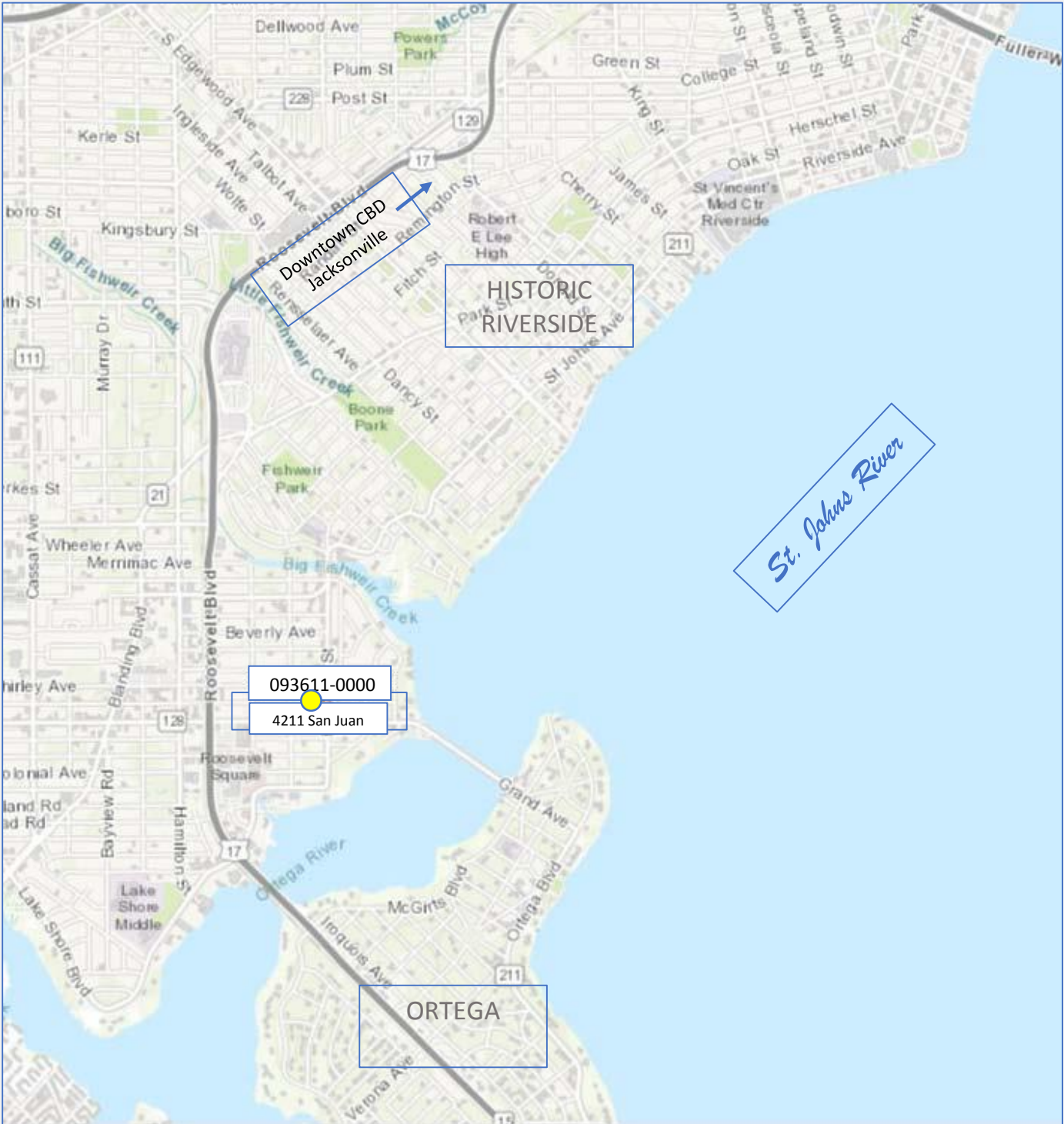
**FLOOR PLAN**  
SCALE: N.T.S.



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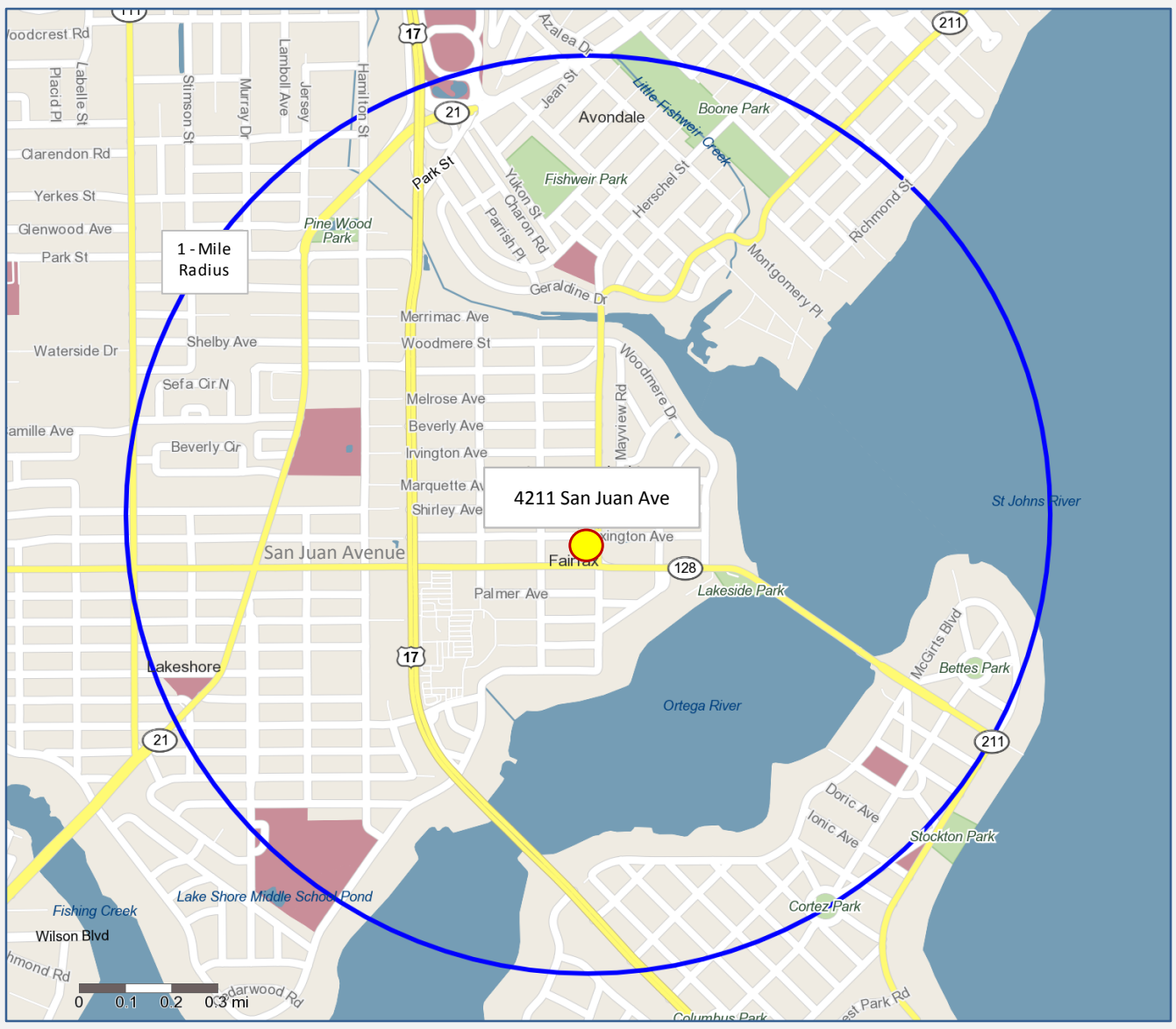


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## Demographic and Income Profile

4211 San Juan Ave, Jacksonville, Florida, 32210  
Ring: 3 mile radius

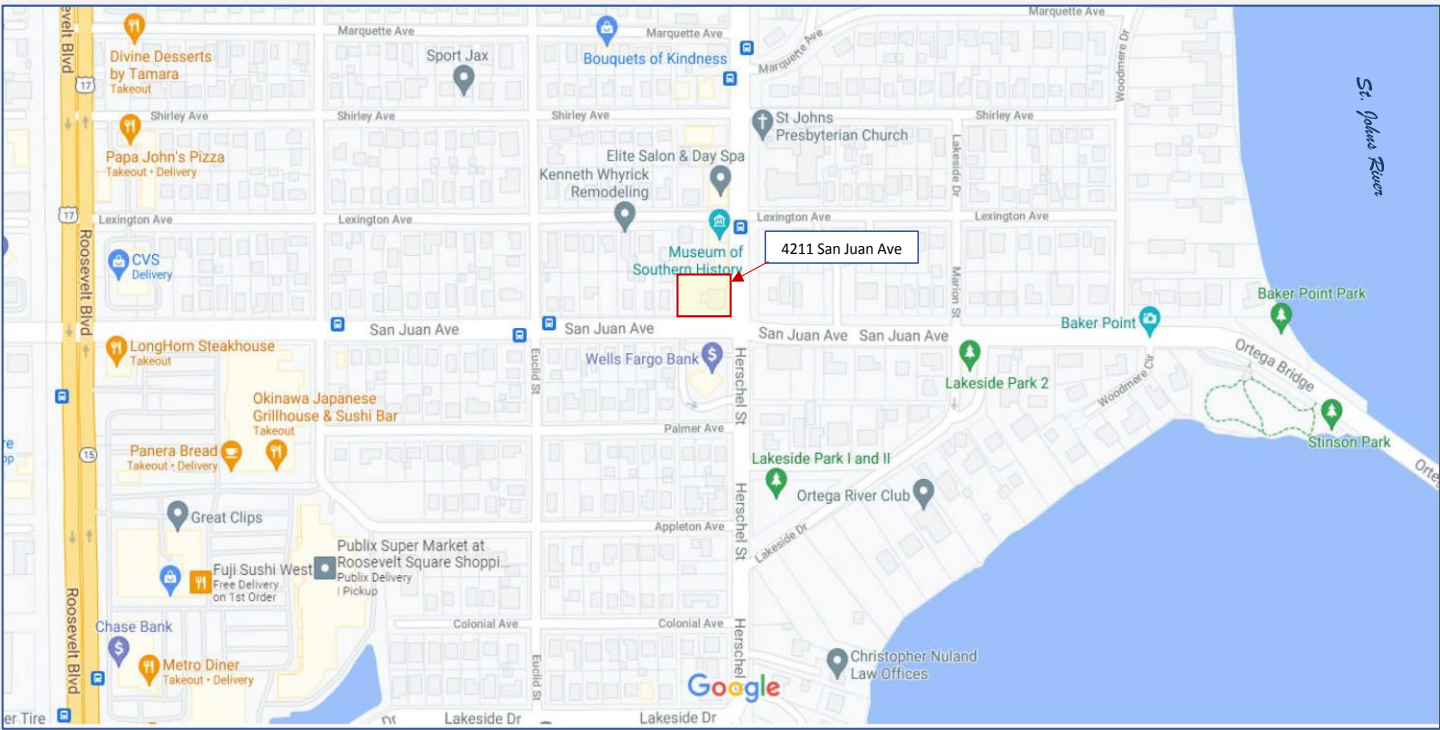
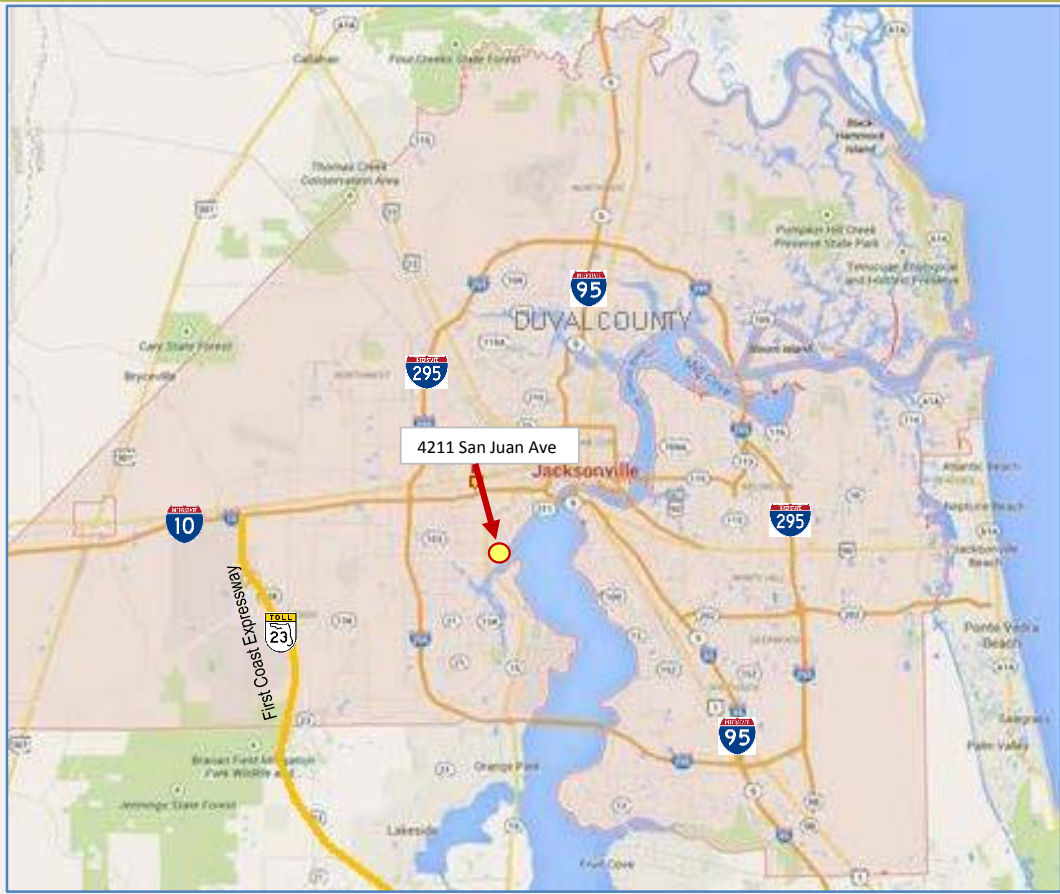
Prepared by Esri  
Latitude: 30.28252  
Longitude: -81.71386

Summary	Census 2010	2021	2026			
Population	69,256	73,846	76,922			
Households	30,660	32,695	34,086			
Families	16,997	17,855	18,528			
Average Household Size	2.25	2.25	2.24			
Owner Occupied Housing Units	16,879	15,835	16,729			
Renter Occupied Housing Units	13,781	16,860	17,357			
Median Age	37.4	39.2	39.9			
Trends: 2021-2026 Annual Rate	Area	State	National			
Population	0.82%	1.31%	0.71%			
Households	0.84%	1.27%	0.71%			
Families	0.74%	1.22%	0.64%			
Owner HHs	1.10%	1.45%	0.91%			
Median Household Income	1.76%	2.38%	2.41%			
Households by Income	Number	Percent	Number	Percent		
<\$15,000	4,742	14.5%	4,215	12.4%		
\$15,000 - \$24,999	3,303	10.1%	2,990	8.8%		
\$25,000 - \$34,999	3,529	10.8%	3,388	9.9%		
\$35,000 - \$49,999	4,857	14.9%	4,921	14.4%		
\$50,000 - \$74,999	6,109	18.7%	6,544	19.2%		
\$75,000 - \$99,999	3,512	10.7%	3,976	11.7%		
\$100,000 - \$149,999	3,256	10.0%	3,902	11.4%		
\$150,000 - \$199,999	1,394	4.3%	1,804	5.3%		
\$200,000+	1,994	6.1%	2,344	6.9%		
Median Household Income	\$49,654		\$54,172			
Average Household Income	\$74,543		\$84,096			
Per Capita Income	\$32,895		\$37,123			
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,887	7.1%	4,589	6.2%	4,779	6.2%
5 - 9	4,117	5.9%	4,527	6.1%	4,634	6.0%
10 - 14	3,851	5.6%	4,390	5.9%	4,541	5.9%
15 - 19	3,987	5.8%	3,848	5.2%	4,255	5.5%
20 - 24	4,836	7.0%	4,354	5.9%	4,583	6.0%
25 - 34	10,758	15.5%	10,884	14.7%	10,617	13.8%
35 - 44	9,260	13.4%	9,792	13.3%	10,228	13.3%
45 - 54	10,244	14.8%	8,923	12.1%	9,078	11.8%
55 - 64	8,261	11.9%	9,632	13.0%	9,172	11.9%
65 - 74	4,388	6.3%	7,443	10.1%	8,374	10.9%
75 - 84	3,099	4.5%	3,699	5.0%	4,861	6.3%
85+	1,569	2.3%	1,765	2.4%	1,800	2.3%
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	45,920	66.3%	45,518	61.6%	45,888	59.7%
Black Alone	18,257	26.4%	21,414	29.0%	22,871	29.7%
American Indian Alone	266	0.4%	274	0.4%	286	0.4%
Asian Alone	1,619	2.3%	1,975	2.7%	2,251	2.9%
Pacific Islander Alone	58	0.1%	66	0.1%	68	0.1%
Some Other Race Alone	1,109	1.6%	1,721	2.3%	2,138	2.8%
Two or More Races	2,029	2.9%	2,878	3.9%	3,420	4.4%
Hispanic Origin (Any Race)	3,869	5.6%	6,235	8.4%	7,906	10.3%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.





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