

OFFICE FOR SALE

10175 FORTUNE PKWY, STE 602

10175 Fortune Pkwy Unit 602, Jacksonville, FL 32256



PROPERTY DESCRIPTION

Professional Office Space 1,062sf unit
Near 95 & Philips Hwy
Zoned IBP
3 Offices, Conf Rm, Kitchen/Breakroom, Waiting/Reception
Nicely Appointed
Pond Views
Ample Parking
\$610/Qtr Association Dues

PROPERTY HIGHLIGHTS

- 1,062 SF modern office unit
- Constructed in 2006
- Zoned IBP for office use
- Prime location in the Southside area
- Ideal for office building investors
- Well-maintained and attractive property
- Single, well-configured office unit

OFFERING SUMMARY

| | |
|------------------|-----------|
| Sale Price: | \$260,000 |
| Number of Units: | 1 |
| Building Size: | 1,062 SF |

DEMOGRAPHICS

| | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,851 | 61,457 | 185,692 |
| Total Population | 4,288 | 134,380 | 442,294 |
| Average HH Income | \$96,309 | \$83,083 | \$89,449 |

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KAHLE COMMERCIAL GROUP

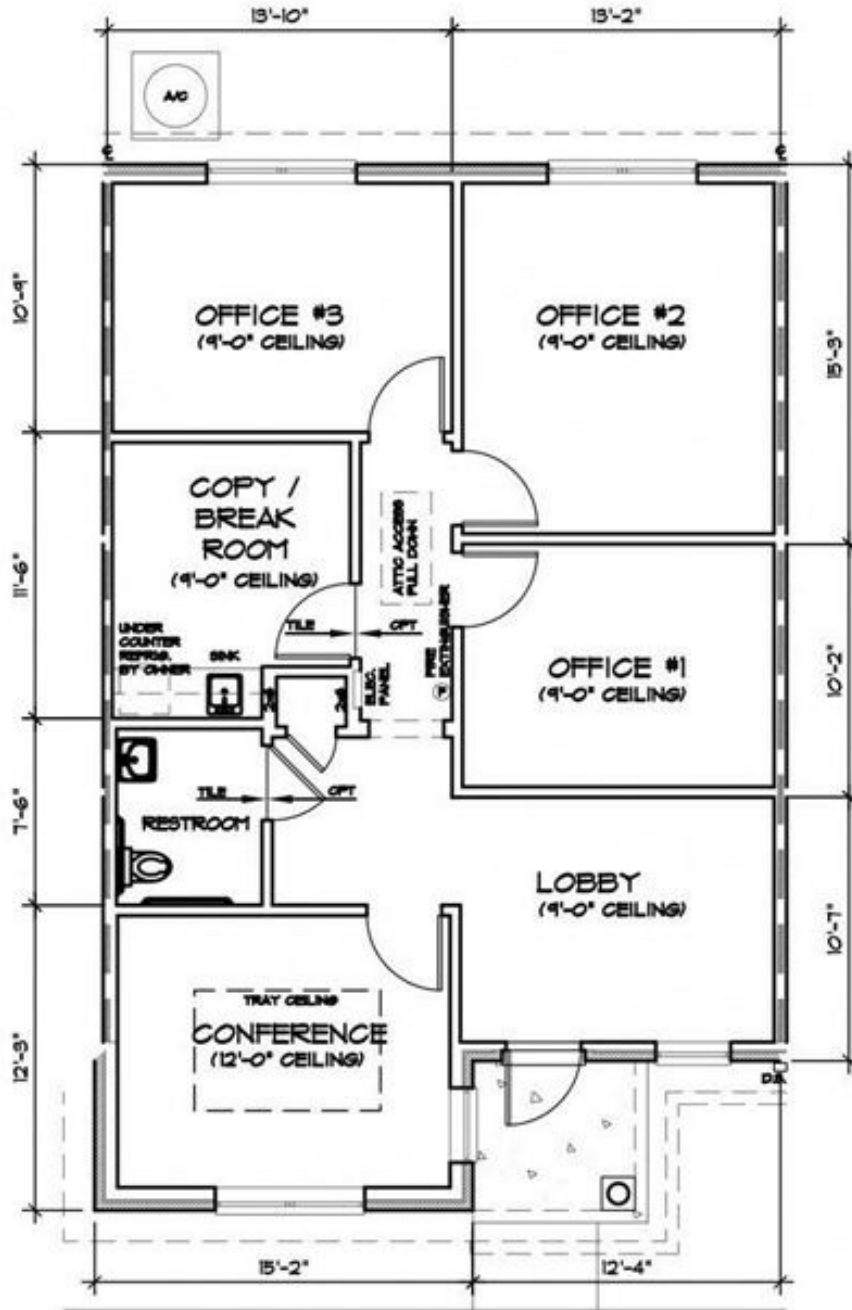
151 College Dr
#14
Orange Park, FL 32065

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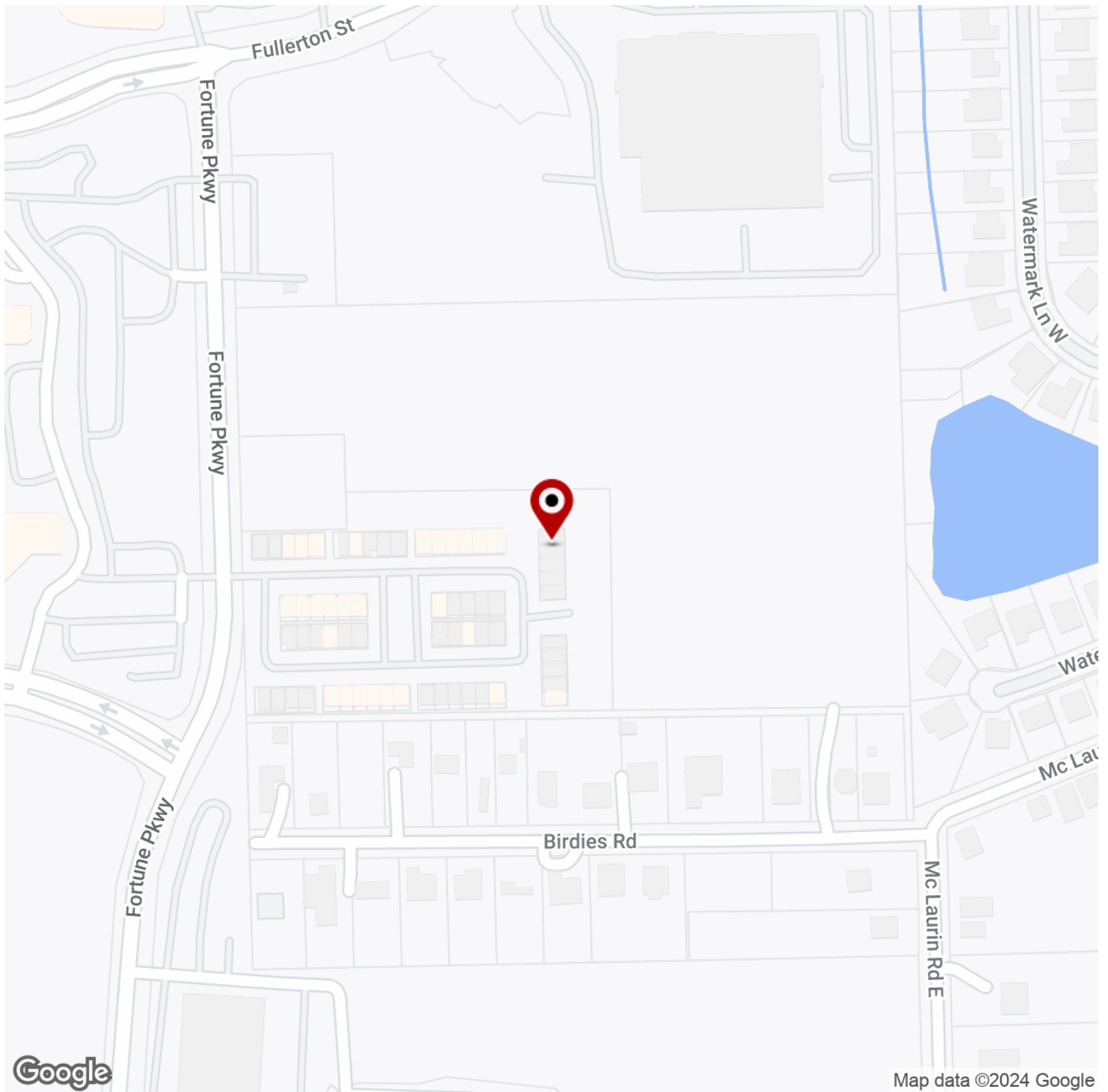
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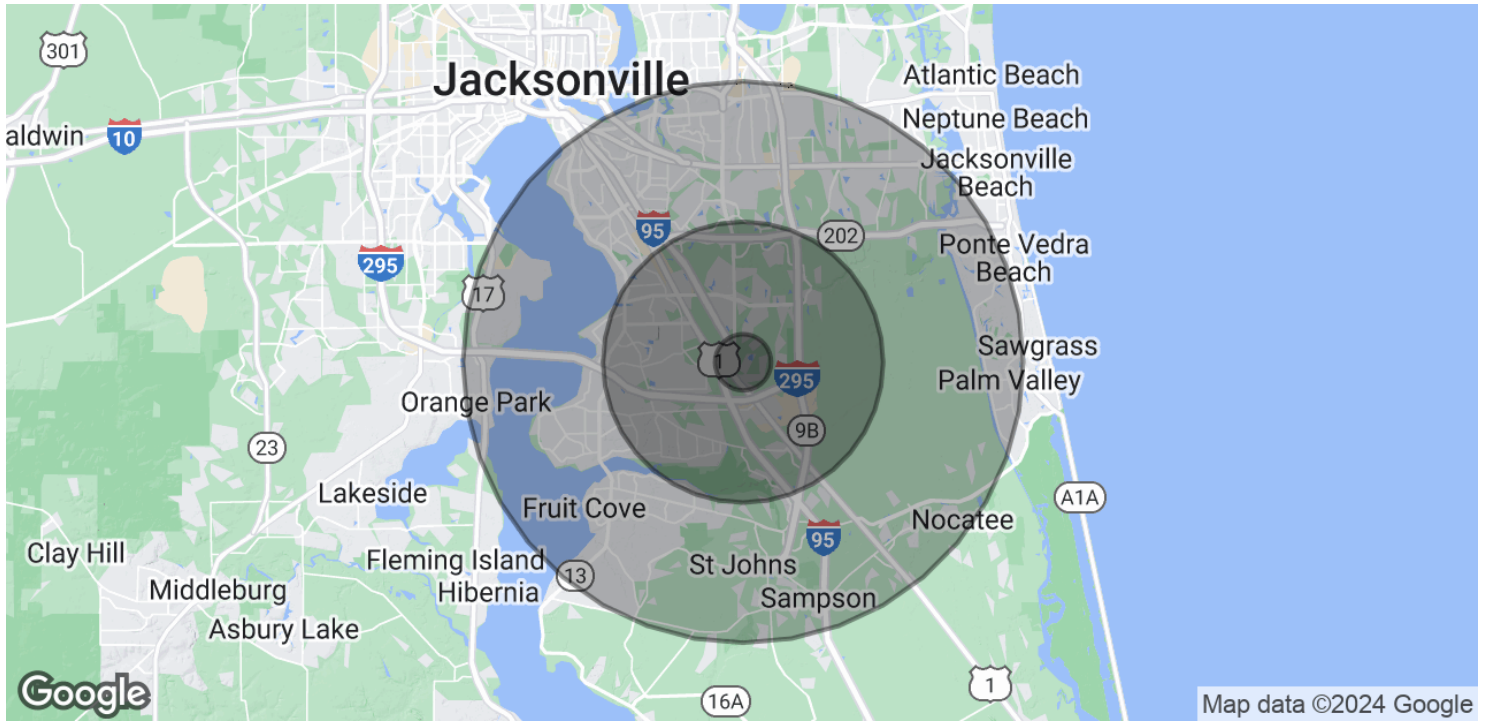
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|---------------|----------------|-----------------|
| Total Population | 4,288 | 134,380 | 442,294 |
| Average Age | 39.9 | 39.0 | 38.6 |
| Average Age (Male) | 39.0 | 38.1 | 37.8 |
| Average Age (Female) | 42.6 | 40.2 | 39.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total Households | 1,851 | 61,457 | 185,692 |
| # of Persons per HH | 2.3 | 2.2 | 2.4 |
| Average HH Income | \$96,309 | \$83,083 | \$89,449 |
| Average House Value | \$273,879 | \$205,367 | \$244,855 |

* Demographic data derived from 2020 ACS - US Census

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