

OFFICE FOR LEASE

5215 HIGHWAY AVE #100

5215 Highway Ave # 100, Jacksonville, FL 32254

Kahle Commercial Group



PROPERTY DESCRIPTION

Discover a prime leasing opportunity at 5215 Highway Ave #100 in Jacksonville, FL. This exceptional property boasts an inviting entryway complete with a spacious reception and waiting area, setting the stage for a professional atmosphere. Each floor offers ample storage space to accommodate various business needs. Whether you're seeking a dynamic location for your business or looking to expand your office space, this property delivers the ideal combination of functionality and accessibility. Experience the seamless potential of this prominent commercial space for lease.

PROPERTY HIGHLIGHTS

- Conveniently located by I-10 & 1295
- Ample storage on each floor
- Plentiful parking

OFFERING SUMMARY

Lease Rate:	\$17/sf MG
Available SF:	4,946 SF
Lot Size:	1.58 Acres
Building Size:	4,946 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	29,414	70,083	206,484
Total Population	67,590	167,833	518,233
Average HH Income	\$71,618	\$69,608	\$73,116

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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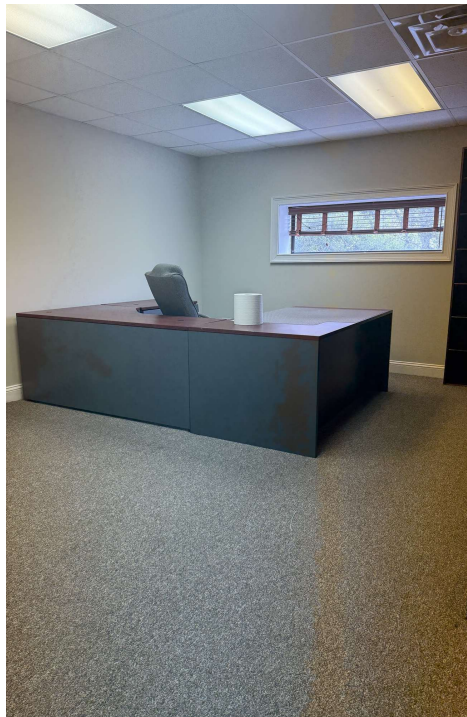
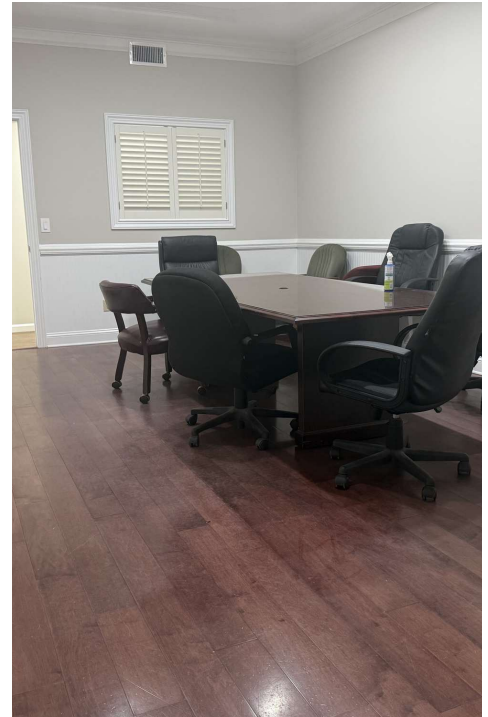
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TOTAL: 4946 sq. ft
FLOOR 1: 2169 sq. ft, FLOOR 2: 2777 sq. ft
EXCLUDED AREAS: ELECTRICAL ROOM: 33 sq. ft, LOW CEILING: 442 sq. ft, STORAGE: 186 sq. ft
WALLS: 221 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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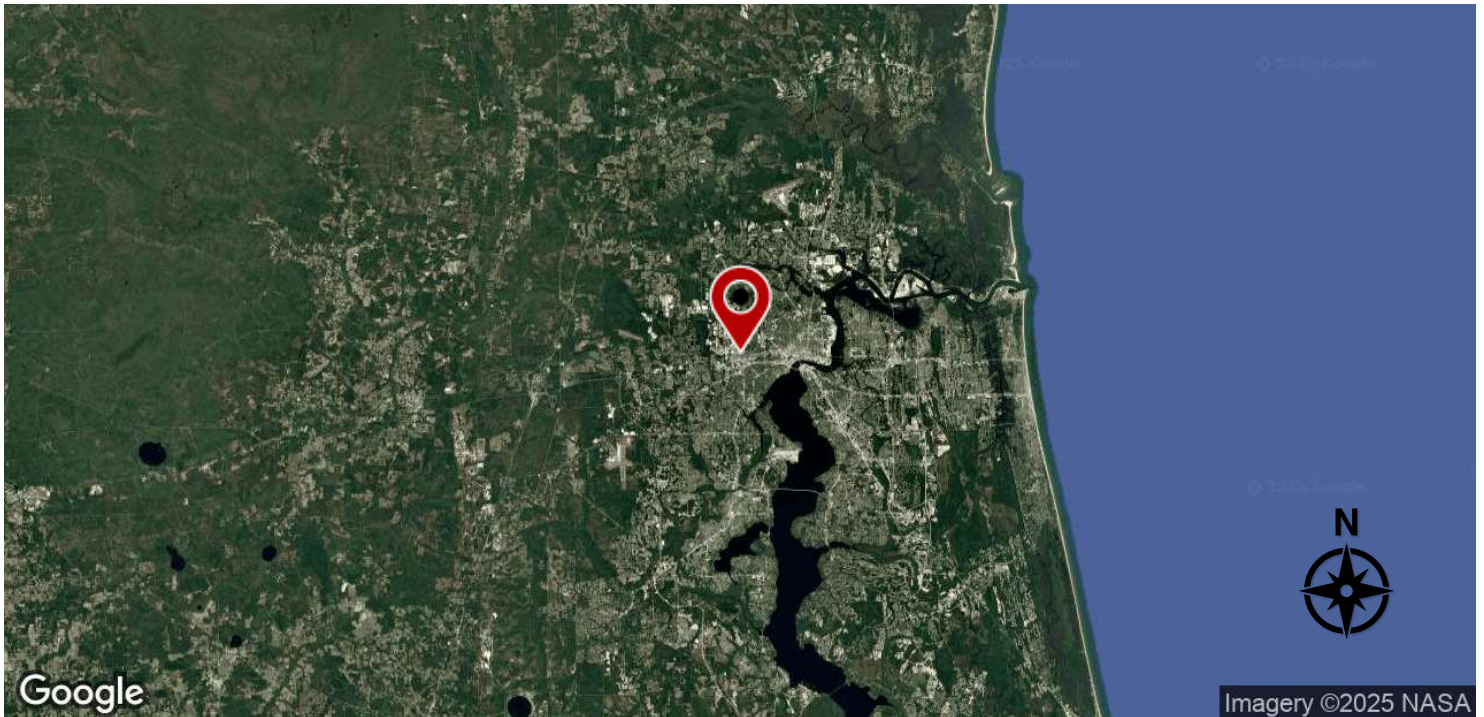
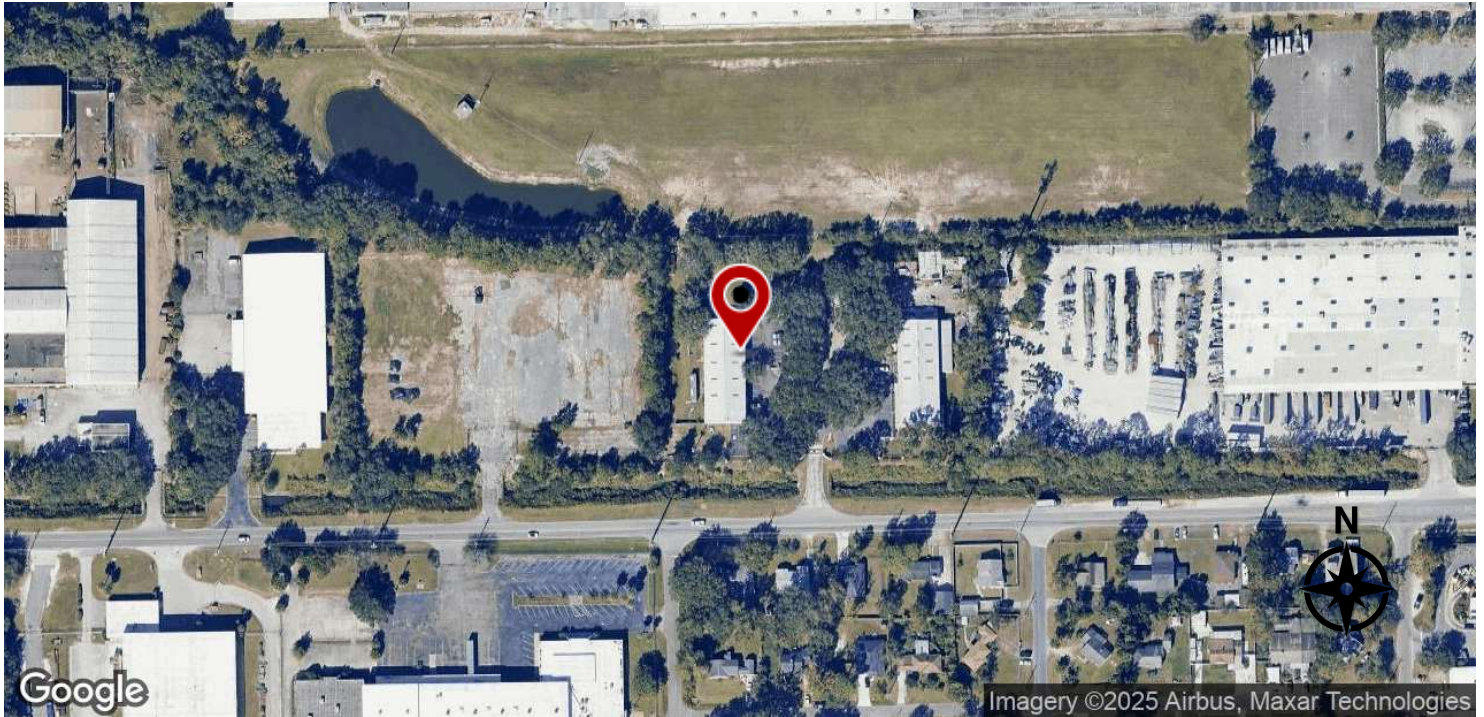
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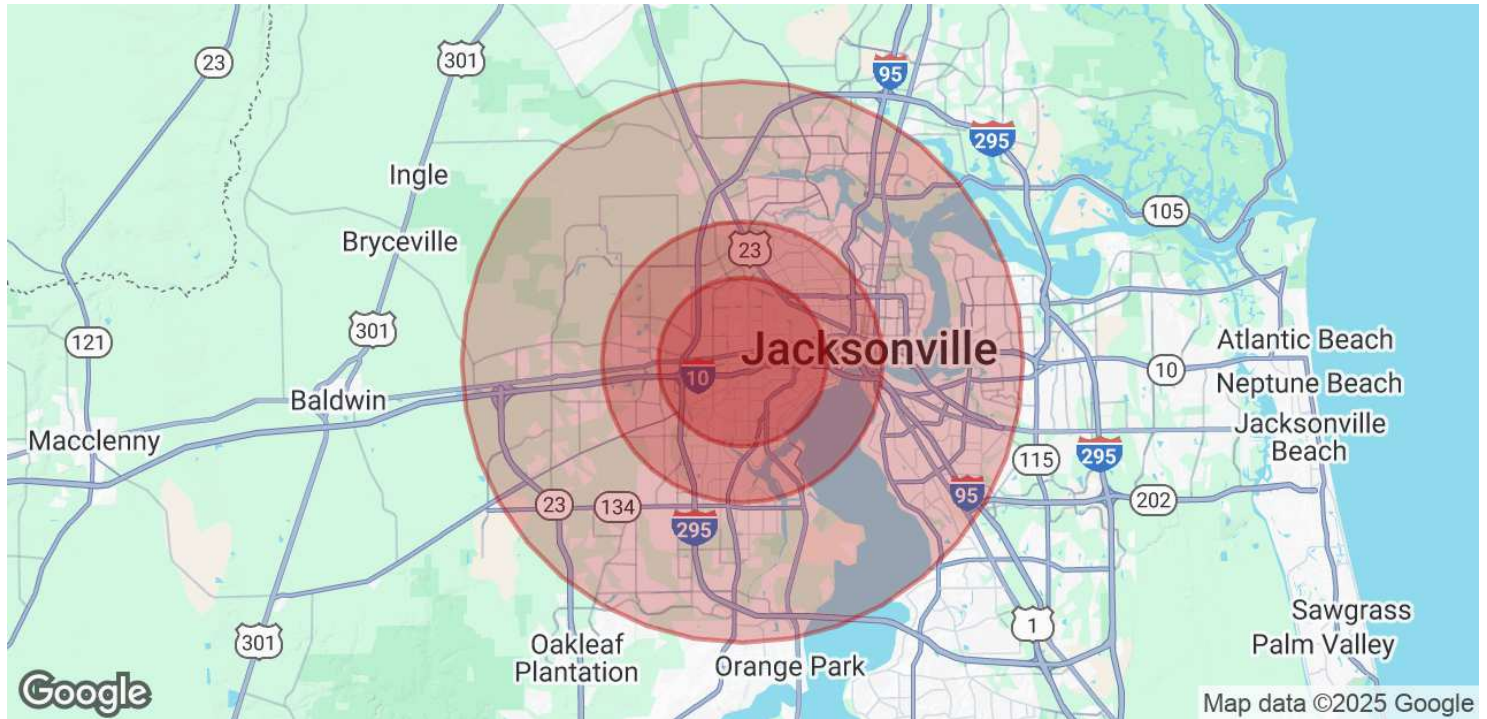
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	67,590	167,833	518,233
Average Age	40	40	40
Average Age (Male)	39	39	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	29,414	70,083	206,484
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$71,618	\$69,608	\$73,116
Average House Value	\$281,382	\$257,838	\$268,928

Demographics data derived from AlphaMap

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