

1621 EMERSON STREET JACKSONVILLE, FL 32207

FOR SALE
PRICE: \$339,000



PROPERTY HIGHLIGHTS

1,554 sq. ft. office with reception area, multiple private offices, full kitchen, and two restrooms

AADT 7,600

Excellent Accessibility - Just 0.4 miles to I-95

Zoning CO



Courtney Smith | Ryan Cleary
904-712-3304
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OFFERING SUMMARY

Price	\$339,000
Total Lot Size	.22 acres
Property Type	Office
Proposed Use	Office
Zoning	CO
Square Footage	1,554
Parking Spaces	8
Parking Ratio	5.15
AADT	7,600



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PROPERTY DESCRIPTION

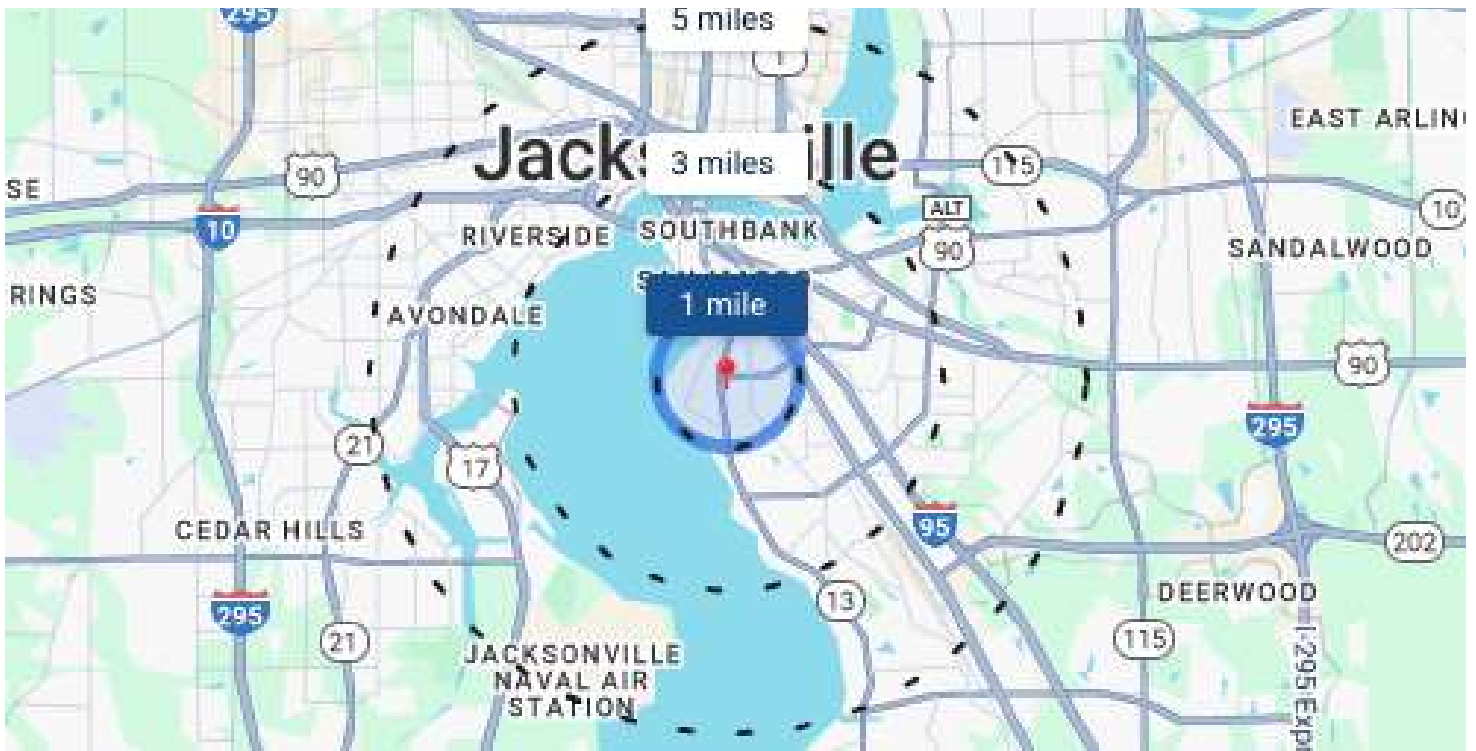
High-Visibility Office Space - Move-In Ready 1,554 sq. ft. single-story office in a prime Jacksonville location, just 0.4 miles to I-95 and minutes from San Marco, San Jose, and Southside. Features include a welcoming reception area, multiple private offices including a large conference room, a full kitchen, two restrooms, and dual entrances—front for clients and private rear entry for staff. Dedicated rear parking for approximately eight vehicles. Nearby amenities include San Marco Square (1.5 miles), The Avenues Mall (8 miles), and St. Johns Town Center (10 miles), with the Jacksonville International Airport just 20 minutes away. Surrounded by shopping, dining, and cultural attractions, this location offers unmatched accessibility and exposure for professional services, creative firms, and healthcare providers. Ideal for businesses ready to establish themselves in a thriving corridor or investors aiming to secure a prime property with strong tenant potential.



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DEMOGRAPHIC INFORMATION

Household Median Income	\$66.1k
Household Income Growth Rate	58%
2028 Household Estimate	\$104.6k
Age Demographics Median Age	38
Age Growth Rate	9%
Number of Employees	11.1k
Population	14.8k



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