

**OFFICE FOR SALE**

# SOUTHSIDE PROFESSIONAL CENTER

4540 Southside Blvd, Jacksonville, FL 32216



## PROPERTY FEATURES

- Nicely Finished Office Space
- 3540 SF
- Zoned Office Condos
- 3 Restrooms
- 2 Conference Rooms
- Large Reception Area
- Conveniently Located Near Southside Blvd & JTB
- \$450,000



**KW COMMERCIAL**  
4465 U.S. Hwy 17,  
Suite 2  
Orange Park, FL 32003

**SANDRA KAHLE**  
Managing Director  
904.838.6446  
info@kahlecommercialgroup.com

**CYNTHIA MCLAIN, CCIM**  
Broker Associate  
904.545.4195  
cmclain@kahlecg.com

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained herein.

[www.kwcommercial.com](http://www.kwcommercial.com)

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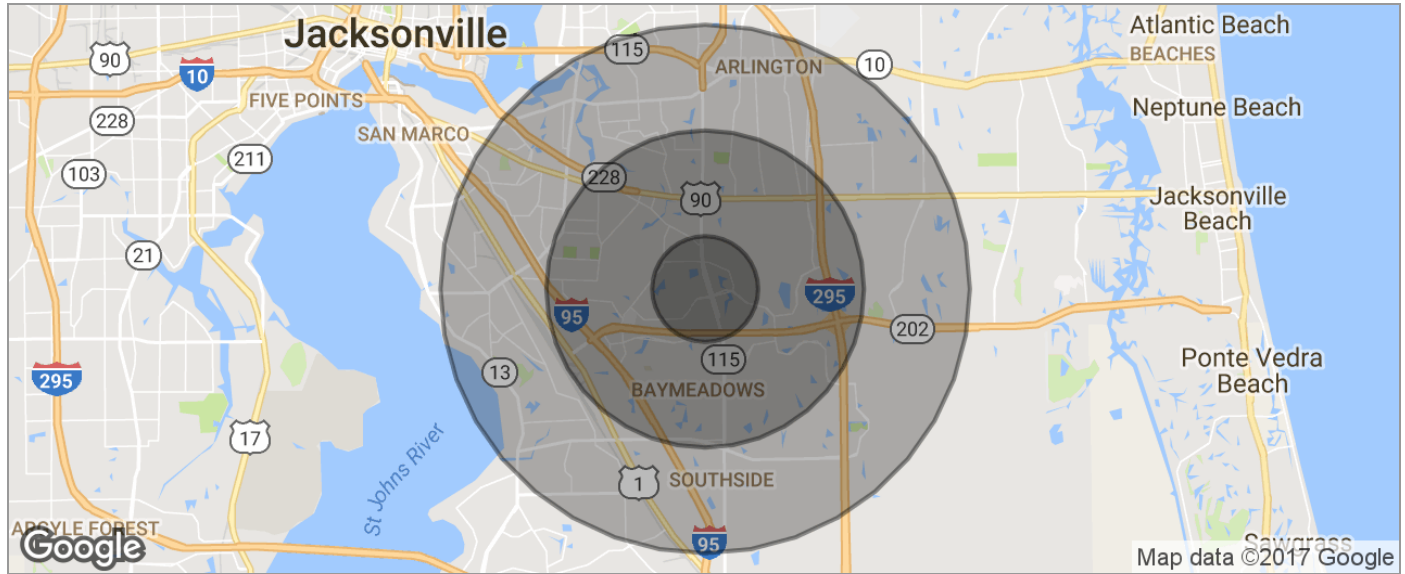
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	6,318	58,509	172,086
MEDIAN AGE	31.6	33.1	33.2
MEDIAN AGE (MALE)	31.9	32.3	32.0
MEDIAN AGE (FEMALE)	31.4	34.3	34.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,807	25,180	69,611
# OF PERSONS PER HH	2.3	2.3	2.5
AVERAGE HH INCOME	\$66,463	\$62,327	\$60,344
AVERAGE HOUSE VALUE	\$228,080	\$241,036	\$230,847
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% WHITE	72.9%	72.4%	68.1%
% BLACK	14.9%	17.3%	20.0%
% ASIAN	7.2%	6.3%	6.6%
% HAWAIIAN	0.9%	0.3%	0.1%
% INDIAN	0.4%	0.3%	0.3%
% OTHER	1.9%	1.4%	2.5%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% HISPANIC	10.3%	10.8%	11.1%

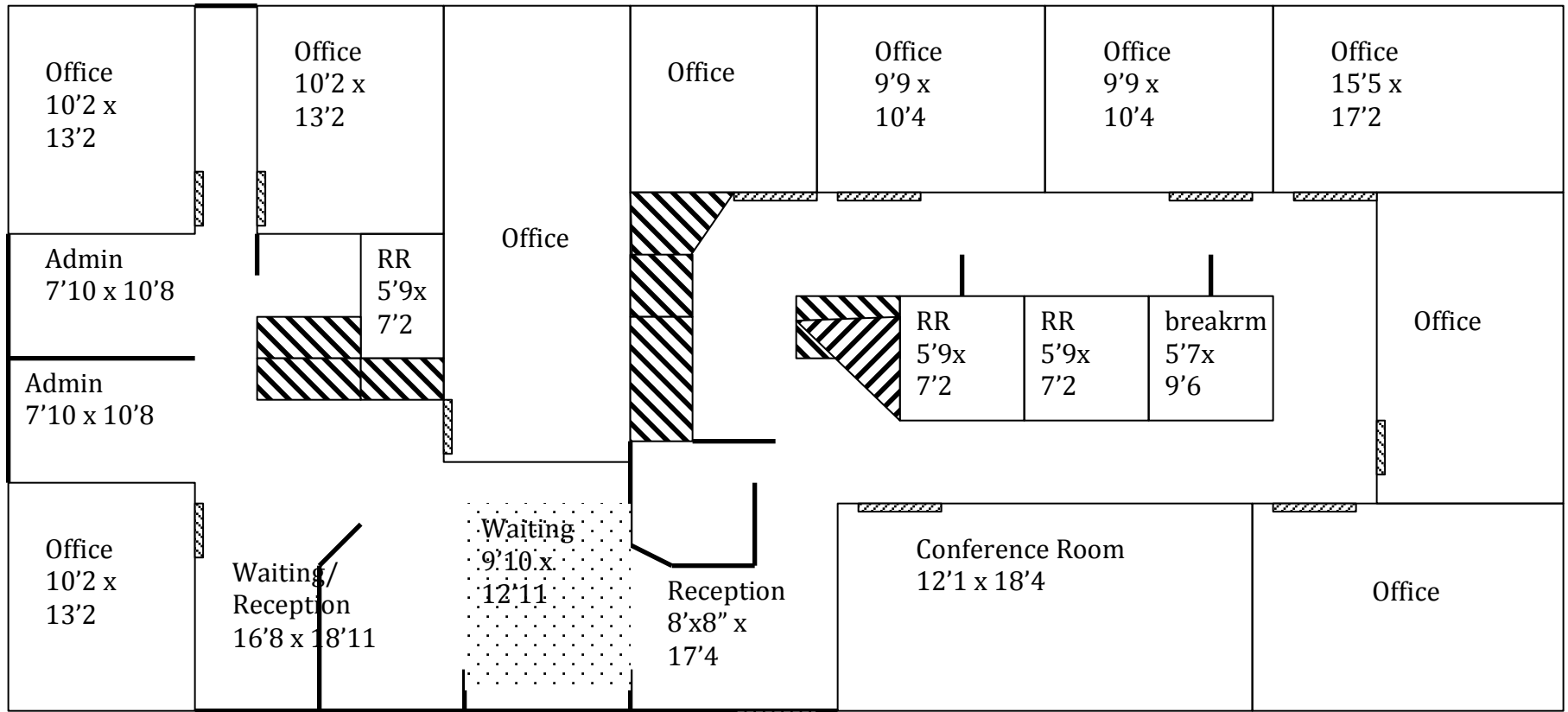
\* Demographic data derived from 2010 US Census

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