

San Jose Professional Office Condo

12421 San Jose Blvd, Suite 200B, Jacksonville, FL 32223

FOR SALE

➤ **Location:** Mandarin South Business Center. Along East side of San Jose Blvd just over ½ mile north of Julington Creek

➤ **Unit Area:** 2,562+- SF

➤ **Year Built:** 2002

➤ **Zoning:** CO - Allows for professional office

➤ **Utilities:** City water, sewer & electric

➤ **Annual Opex:** \$7.50 SF (Estimated)

➤ **Sale Price:** \$699,900.00



Cord Butler

Ocean Blvd., Suite #15

Atlantic Beach, Florida 32233

Phone: (904) 465-1000

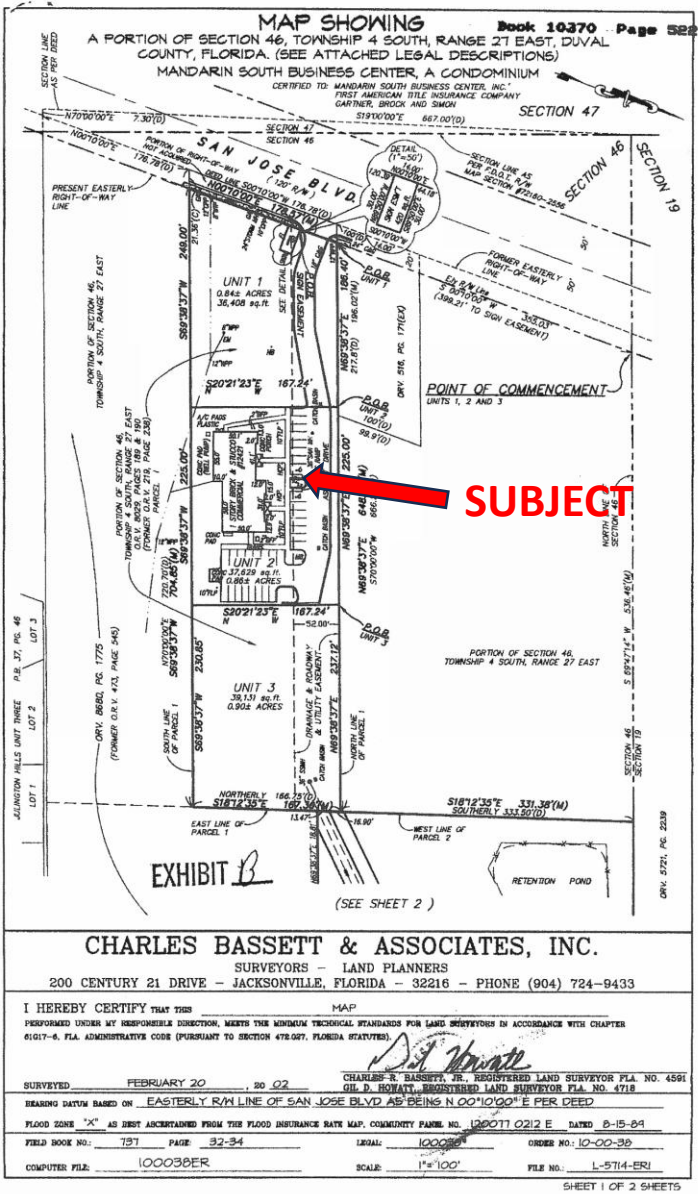
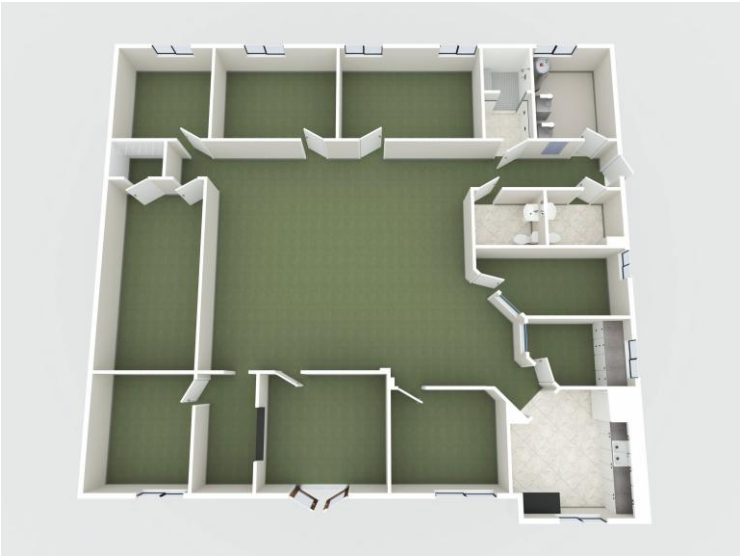
Email: cord@thecordellgroup.com



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FLOOR PLAN | SURVEY



AERIAL MAP

St John River

Walter Jones
Historic Park

Mandarin

Loretto

Alberts
Field

East Mandarin

Julington Creek

Julington Creek

ACE
Hardware

Sonny's
BAR-B-Q

San Jose Blvd (45,000 AADT)

Julington Creek



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COMMERCIAL REAL ESTATE SERVICES

INTERIOR PHOTOS

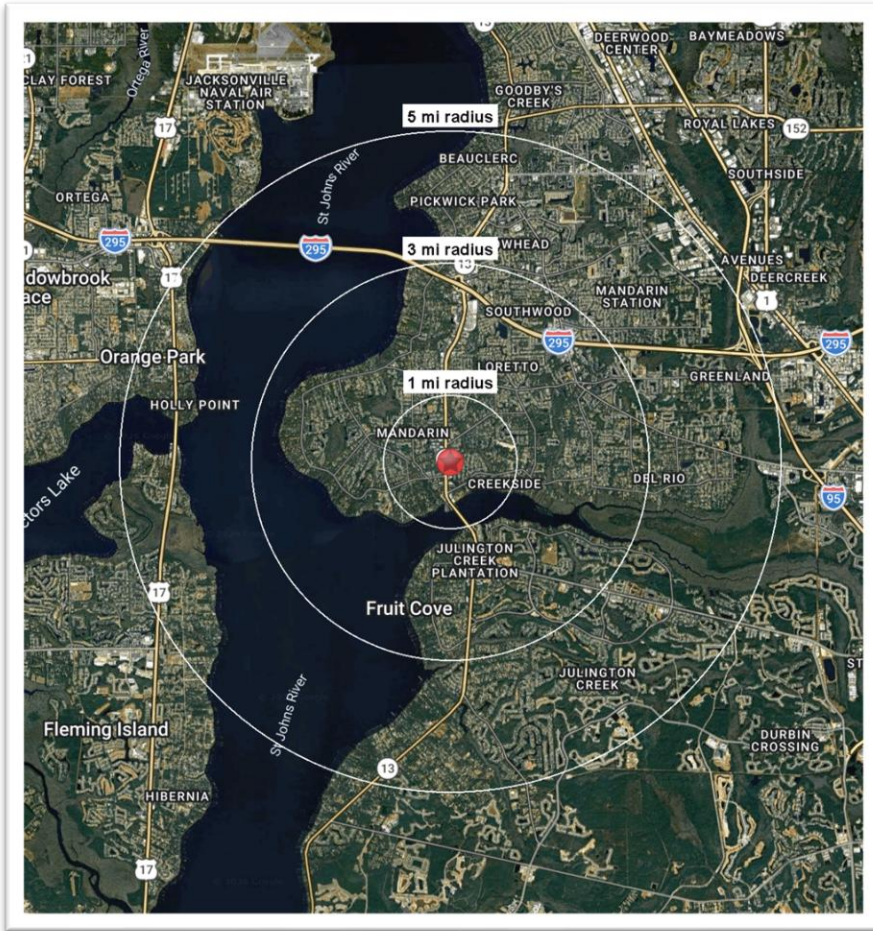


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AREA DEMOGRAPHICS



12421 San Jose Blvd, Jacksonville, FL 32223



	1 MILE	3 MILES	5 MILES
2025 Population	7,029	45,344	116,332
2030 Projected Population	7,048	44,740	116,707
2025 Total Households	2,727	17,891	45,872
2030 Projected Households	2,758	17,731	45,332
Average Household Income	150,234	135,874	145,526
2025 Median Age	49.9	44.8	42.5
2025 Total Housing Units	2,727	17,891	44,877
2025 Total Businesses	785	3,185	7,587

