

MANDARIN MEDICAL PLAZA SUBLEASE

9765 SAN JOSE BOULEVARD, SUITE 106
JACKSONVILLE, FL 32257

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Property Summary



Back Entrance



Common Waiting Room

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Term Remaining:	Approx. 3 years
Building Size:	26,873 SF
Available SF:	2,026 SF
Lot Size:	2.68 Acres
Year Built:	1974
Renovated:	1988
Zoning:	CCG-2
Submarket:	Mandarin
Tours:	M-F by appointment only

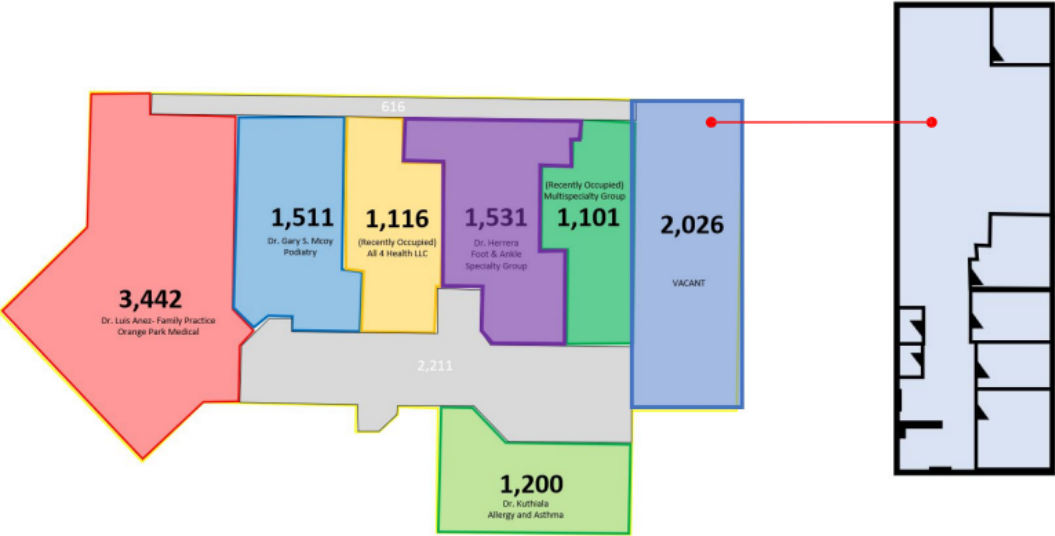
PROPERTY OVERVIEW

SVN First Coast Commercial is pleased to offer this 2,026 SF medical office for Sublease. Conveniently located 1.4 miles North of the San Jose exit on I-295 and 1.1 miles south of Baymeadows Road. Suite 106 is perfectly upfit as a Chiropractic Office or medical office. The existing lease has approximately 3 years remaining at a great rate. This space has strong demographics. This is virtually a turnkey operation for a upstart Chicroptractor.

PROPERTY HIGHLIGHTS

- Sublease with approximately 3 years remaining;
- Suite includes Physician office, 3 exam rooms, rehab area, massage room and 2 restrooms;
- Ample parking;
- Over 26,000 households within 3 miles and traffic count of 47,771 AADT at the nearest light;
- Strong Medical Tenant mix;
- Many amenities within 1 mile

Suite 106 Floor Plan



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,026 SF	Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 106	Available	2,026 SF	NNN	\$14.00 SF/yr	Medical Office Sublease - 3 years remaining

Suite 106 Interior



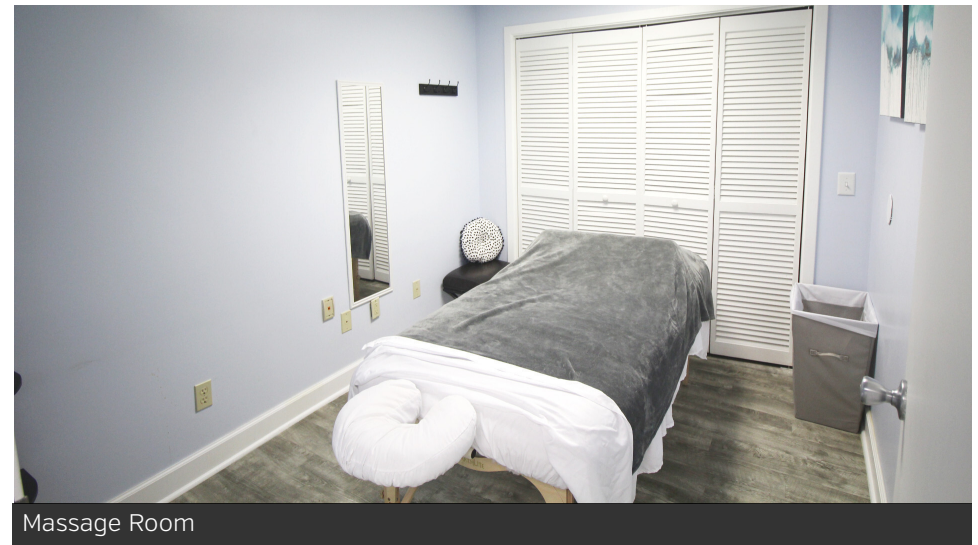
Reception



Rehab Room

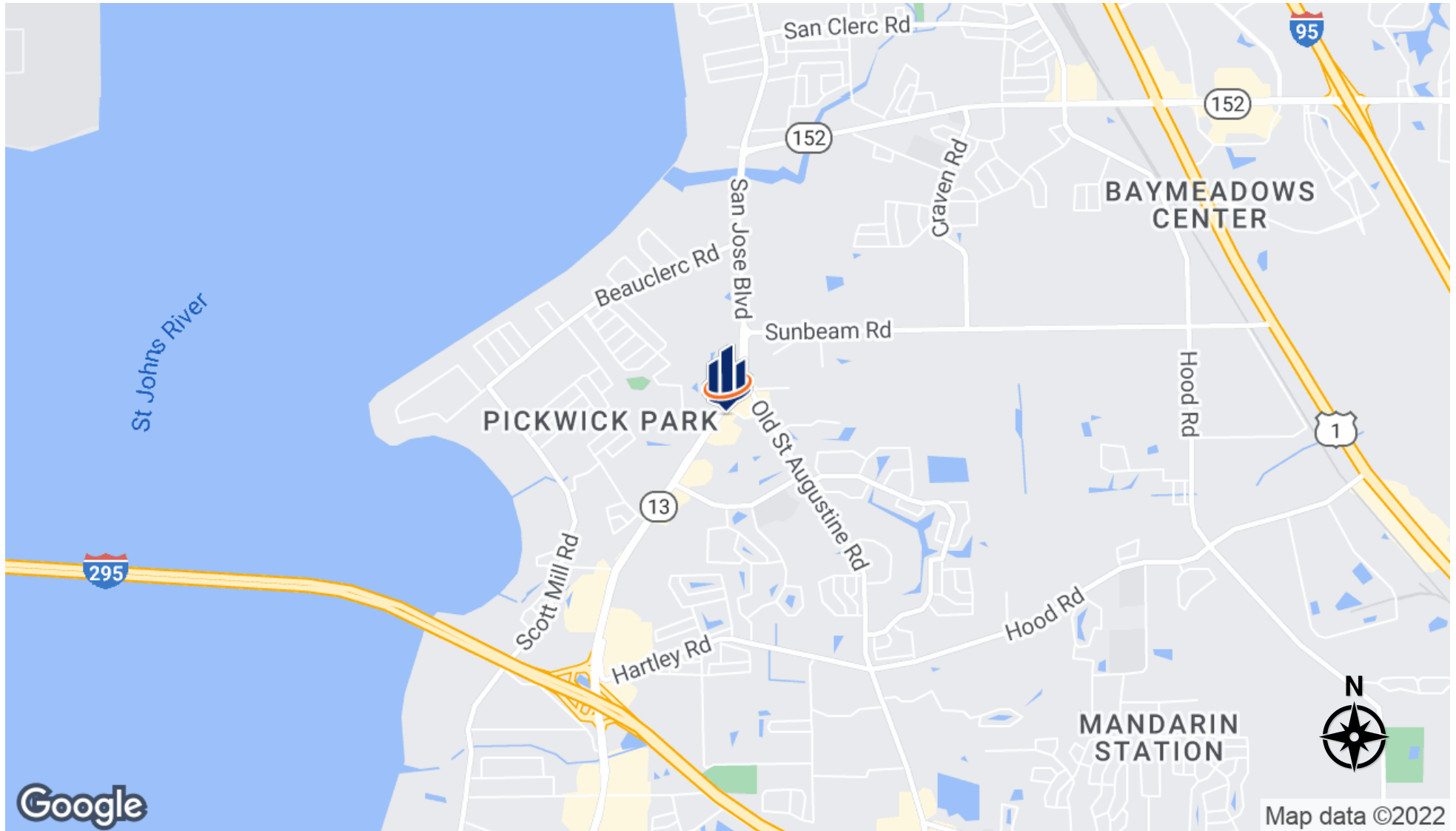


Exam Room



Massage Room

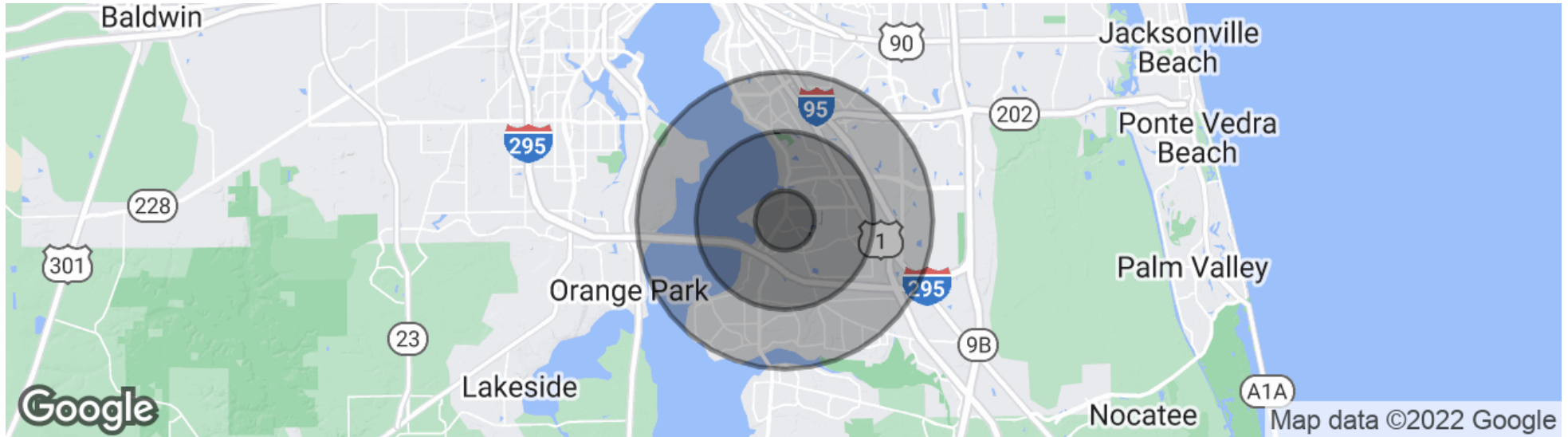
Location Map



Amenities Map



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,193	59,898	135,153
Average Age	40.5	41.0	40.1
Average Age [Male]	39.0	39.2	38.8
Average Age [Female]	42.2	43.0	41.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,901	26,280	60,322
# of Persons per HH	2.1	2.3	2.2
Average HH Income	\$78,835	\$81,446	\$80,415
Average House Value	\$195,803	\$219,861	\$210,130

* Demographic data derived from 2020 ACS - US Census

Chip Sistare Bio



JOSEPH D. "CHIP" SISTARE III

Senior Advisor

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PROFESSIONAL BACKGROUND

Chip Sistare brings a unique blend of strategic creativity and expertise to the SVN First Coast Commercial team. Drawing on more than twenty years of banking and real estate experience in the business world, Sistare is well known for his ingenuity and ability to navigate the complexities of financing, construction, and development. He is a creative thinker and action-oriented problem solver. Prior to joining SVN, Chip spent 20+ years as a commercial lender, commercial lending manager and Chief Lending Officer of a local bank. After listening to clients needs, Chip is able to recommend the best financing arrangements that help clients obtain the desired property. He is able to leverage his knowledge of structure, terms and lenders to get deals closed. Mr. Sistare has closed complex and varied commercial projects, specializing in office, historic property, student housing and single tenant investment properties.

From the initial contact to closing, Chip handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. Known for thorough research, Chip's ability to communicate clearly with all sides in any negotiation has established him as a true professional in the field.

Chip has a passion for helping guide job seekers through his volunteer work with Crossroads Career Network. He enjoys being outdoors along the beach and St. Johns River.

EDUCATION

BS in Finance from Moore School of Business, University of South Carolina

SVN | First Coast Commercial Real Estate Specialists

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About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.