

# 11555 CENTRAL PKWY #1002 JACKSONVILLE, FL 32224

FOR SALE  
PRICE: \$310,000



## PROPERTY HIGHLIGHTS

IBP Zoning

1 Unit: 1002

Near UNF and other shopping and retail centers

I-295: AADT 99,000

Easy access to I-295 and Butler Blvd (FL-202)

*Welch*  *Team*

**KW** ST. JOHNS  
KELLERWILLIAMS



Courtney Smith | Ryan Cleary  
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## OFFERING SUMMARY

|                |                 |
|----------------|-----------------|
| Price          | \$310,000       |
| Total Lot Size | 1 unit          |
| Property Type  | Office          |
| Proposed Use   | Office W/Ca Int |
| Zoning         | IBP             |
| Square Footage | 1155            |
| Parking Spaces | 3               |
| Parking Ratio  | 2.59            |
| AADT           | 99,000          |



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## PROPERTY DESCRIPTION

Move-In Ready Office Condo - Southside Jacksonville, this 1,155sf office condo featuring four private offices, reception area, restroom, and a fully equipped kitchen.

Prime Southside/Beachwood location with easy access to Butler Blvd (FL-202) and I-295. Within a mile of UNF, enjoy restaurants, retail, banks, and services — everything your team needs close by. Ideal for business owners seeking a professional, ready-to-go office in a thriving commercial corridor.



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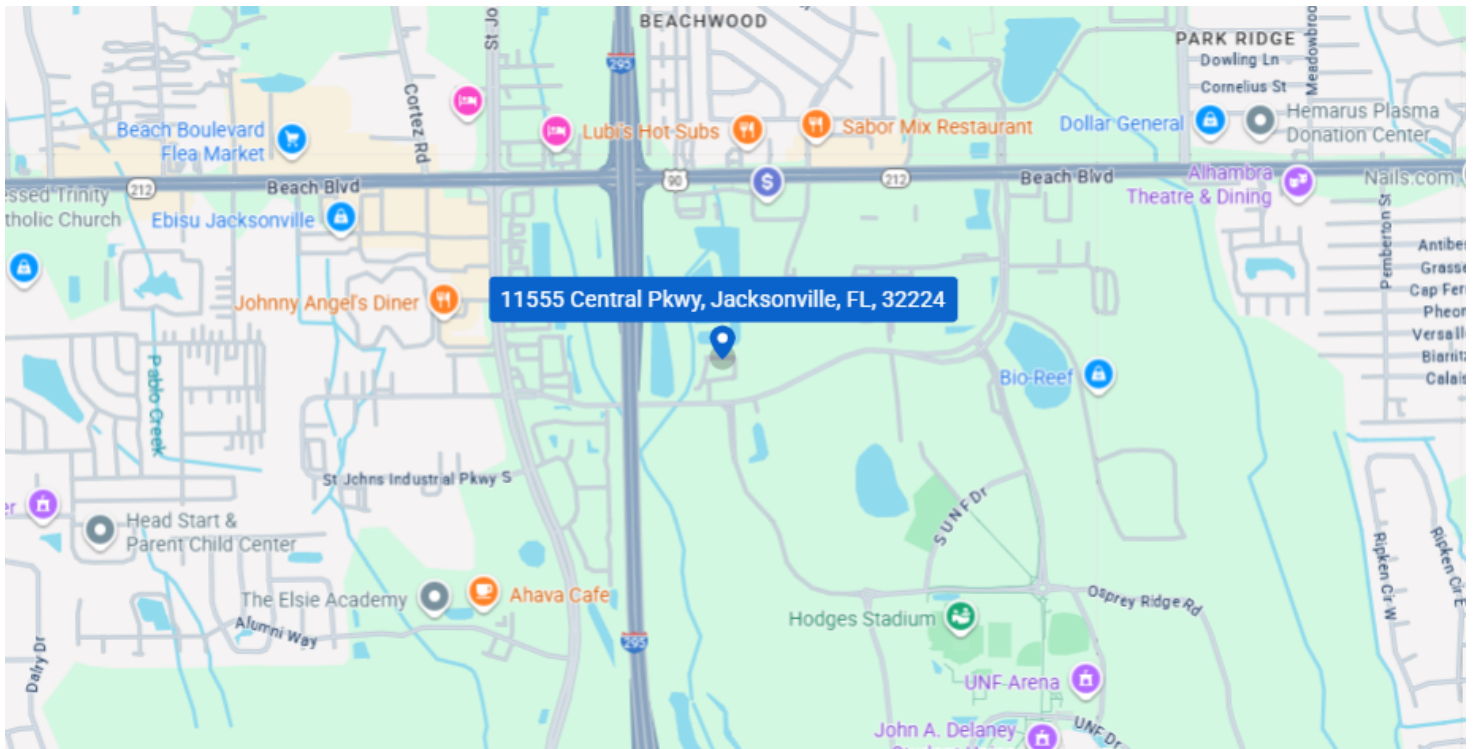
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## DEMOGRAPHIC INFORMATION

|                             |         |
|-----------------------------|---------|
| Household Median Income     | \$68.3k |
| Age Demographics Median Age | 26      |
| Age Growth Rate             | 14%     |
| Number of Employees         | 20k     |
| Population                  | 23.5k   |



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