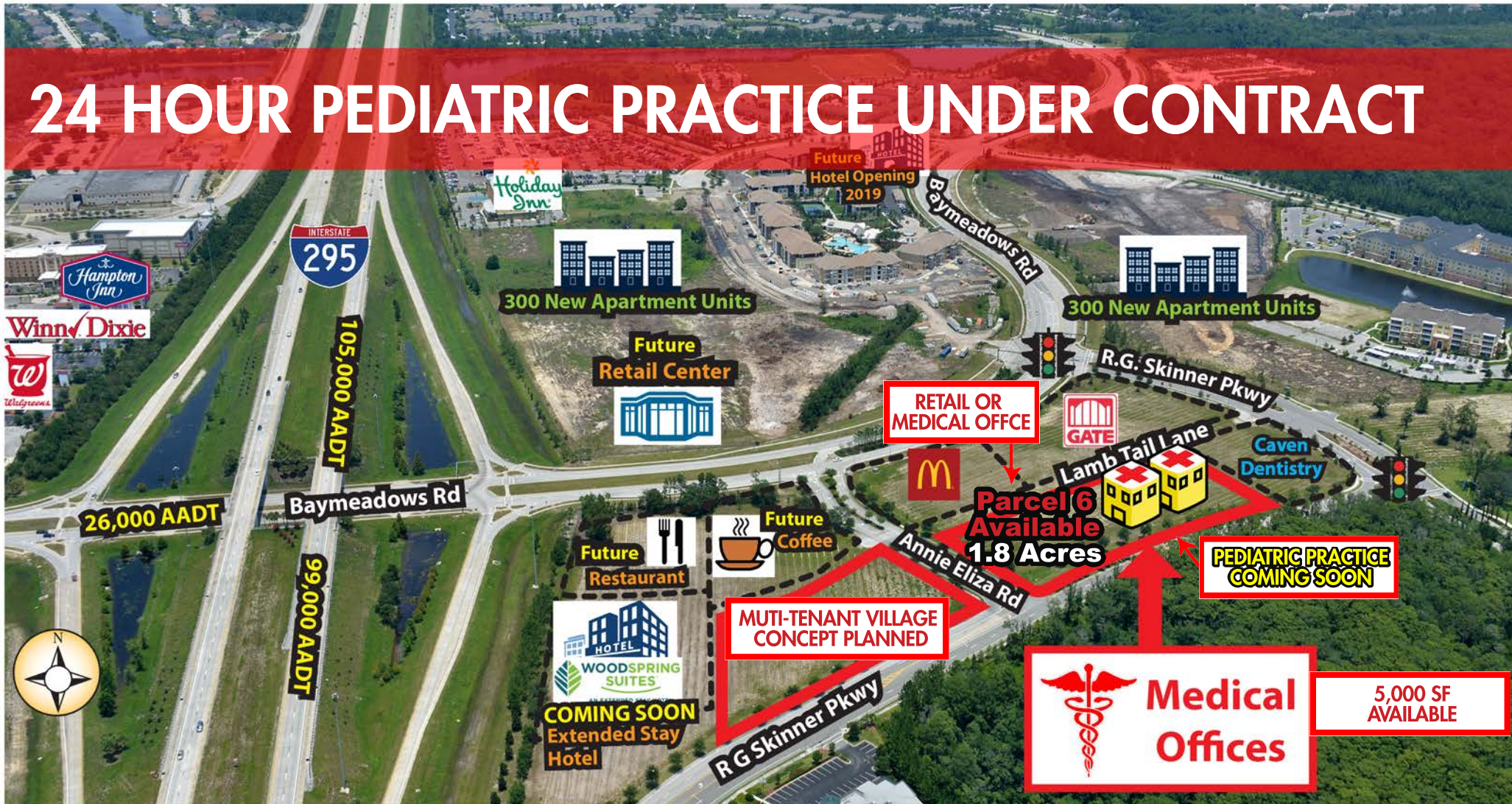


SALE OR LEASE

EXCITING TRANSFORMATION COMING SOON CAMPFIELD COMMONS, JACKSONVILLE, FL

NEW CONSTRUCTION COMING! | BAYMEADOWS RD. & I-295, JACKSONVILLE, FL

24 HOUR PEDIATRIC PRACTICE UNDER CONTRACT



**PARCELS AVAILABLE FOR SALE,
GROUND LEASE, OR BUILDINGS
AVAILABLE FOR LEASE**

FOR MORE INFO, PLEASE CONTACT:

ALEX RUDZINSKI
PHONE: 954 621 8093
ARUDZINSKI@MURPHYLANDRETAIL.COM

MURPHY
LAND AND RETAIL SERVICES, INC.
COMMERCIAL REAL ESTATE
www.murphylandretail.com

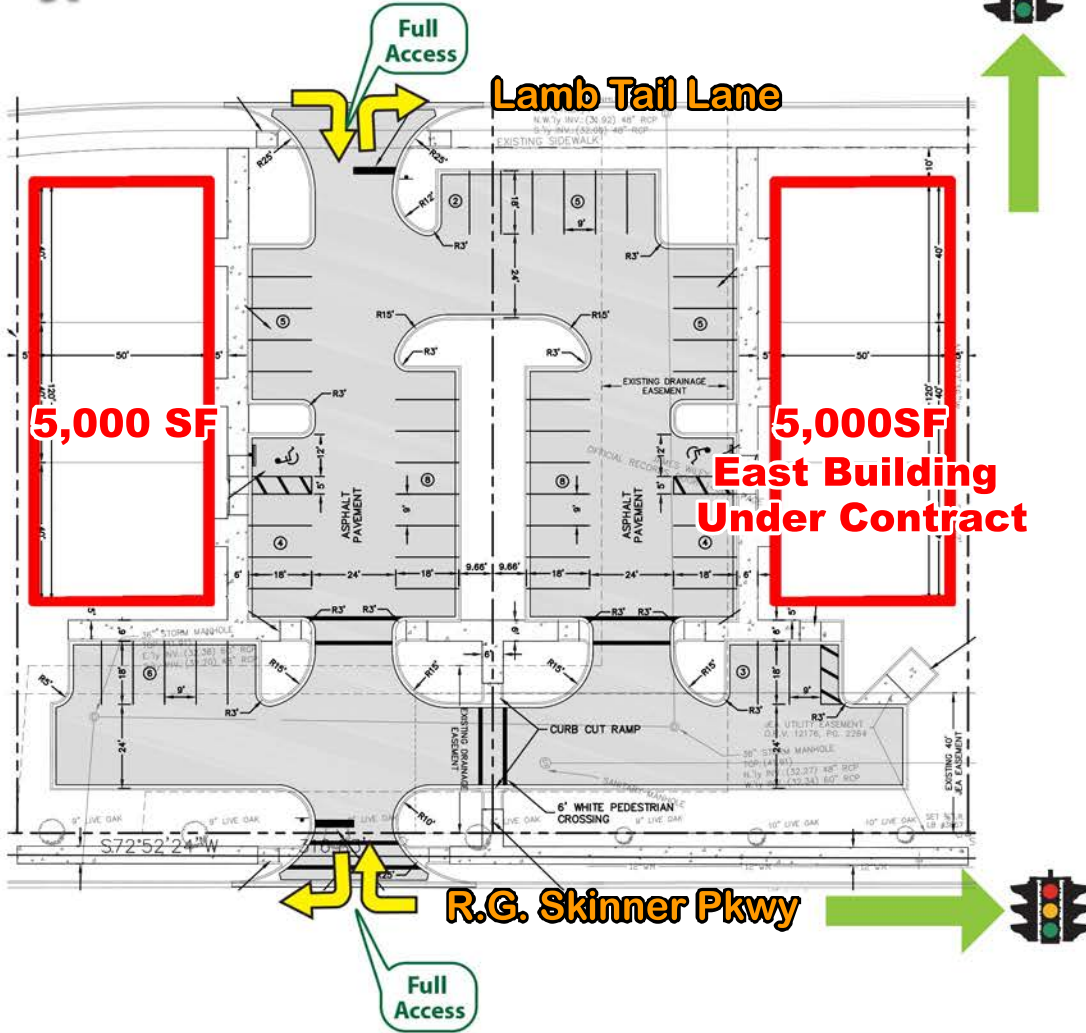
NEW MEDICAL OFFICES

SALE OR LEASING OPPORTUNITY

New Construction
Building Size 5,000SF Each

NEW CONSTRUCTION COMING! | CAMPFIELD COMMONS, JACKSONVILLE, FL

Typical Site Plan



Property Highlights

- New Phased Construction - Medical Offices 10,000 SF
- 4 per 1,000 SF Parking Spaces Allocated
- High Growth Area Medical District
- All Zoning and Entitlements Approved
- Sub-dividable to ±2,000 SF
- Prominent Building Signage Opportunity for Tenants
- Near I-295, JTB, I-95, & eTown Under Construction
- Convenient to St. Johns Town Center, IKEA, UNF Medical Office, Mayo Clinic, & Multiple Restaurants
- High Average House Hold Incomes within 5 miles

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,847	34,460	99,276
POP. GROWTH 2000-2010	158.0%	97.2%	59.9%
PROJECTED POP. 2023	10,058	39,056	114,036
DAYTIME POPULATION	9,957	51,699	149,538
AVERAGE HH INCOME	\$116,585	\$106,208	\$91,606
HH INC. GROWTH 2000-2018	28.8%	38.8%	40.6%
# OF HOUSE HOLDS	3,667	15,594	42,551

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SALE OR LEASE

**EXCITING TRANSFORMATION COMING SOON
CAMPFIELD COMMONS, JACKSONVILLE, FL**

NEW CONSTRUCTION | MEDICAL OFFICES | CONVENIENT RESTAURANTS | EXTENDED STAY HOTEL

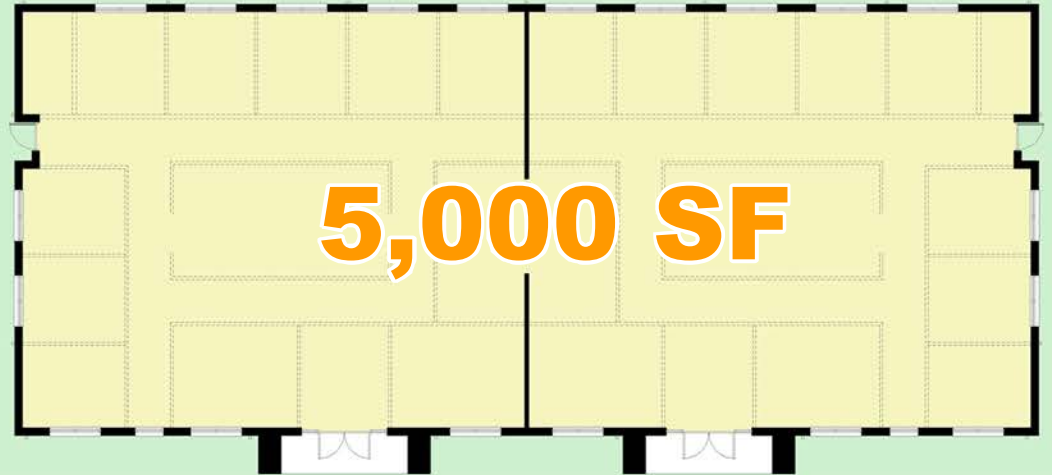
One 5,000 SF Building Remaining



**DUPLEX FRONT
ELEVATION**

**Campfield Commons
Medical Office Building**

**DUPLEX
FLOOR PLAN**
Campfield Commons
Medical Office Building



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