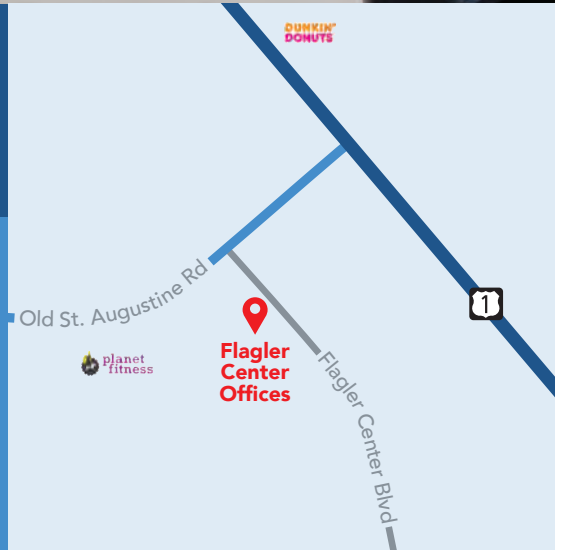




FLAGLER CENTER OFFICES

12574 Flagler Center Blvd | Jacksonville, FL 32258

- Class-A building located south of Old St Augustine Rd on Flagler Center Blvd, near Baptist Medical Center South
- Convenient access to I-95, I-295, Philips Hwy (US-1) and the region's fastest growing housing market
- Neighboring retail center's tenant mix includes Planet Fitness & a pad site for a building up to 2,500 sf



SIZE

Total
50,100 sf±

Divisible Space
2,500 sf±

Contiguous Space
16,600 sf±

DEMOGRAPHICS

	Population	Total Households	Average HH Income
1 Mi	2,376	894	\$117,589
3 Mi	25,506	10,567	\$107,098
5 Mi	76,292	29,202	\$111,904

TRAFFIC

Old St. Augustine Rd
16,200

Philips Hwy (US-1)
28,500