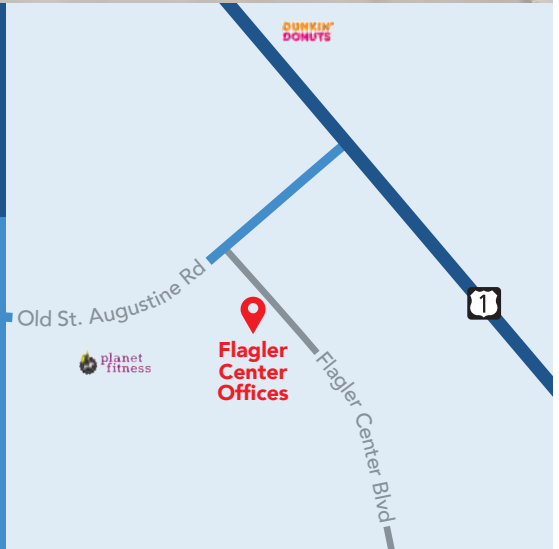




# FLAGLER CENTER OFFICES

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	<b>3,657</b>	<b>1,317</b>	<b>\$135,379</b>
3 Mi	<b>30,925</b>	<b>12,167</b>	<b>\$123,046</b>
5 Mi	<b>79,819</b>	<b>30,447</b>	<b>\$129,447</b>

## TRAFFIC

Old St. Augustine Rd  
**16,200**

Philips Hwy (US-1)  
**28,500**