



**COLDWELL
BANKER
COMMERCIAL**

PREMIER PROPERTIES

MANDARIN CROSSING

\$1,100,000

4268 Oldfield Crossing Dr
Jacksonville, FL 32223

AVAILABLE SPACE
6,292 SF

FEATURES

- Located near I295
- Unique live/work set up
- High end moldings/doors and fixtures

AREA

1 Mile from Intersection of I295 and Old St. Augustine Road



FOR SALE

CBCWORLDWIDE.COM

OFFICE

Ronald W Palmer
Investment, Sale & Leasing Associate
904 540 8887
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1750 Tree Blvd., Suite 7, Saint Augustine, FL 32084
904.827.1717



MANDARIN CROSSING

4268 Oldfield Crossing Dr, Jacksonville, FL 32223

SALE



SALE PRICE

\$1,100,000

OFFERING SUMMARY

Available SF:

Lot Size: 0.33 Acres

Year Built: 2007

Building Size: 6,292 SF

Renovated: 2013

Zoning: CCG-1 Commercial

Market: Jacksonville

Submarket: Mandarin

Price / SF: \$174.83

PROPERTY OVERVIEW

14201 SF Surface; 6292 SF Heated. The building is spotless with higher end moldings/doors and fixtures. Very logically set up, high internet access, high security access controls, very nice outside employee break area, unique murphy-bed system in two offices, washer/dryer facilities, and large break room full complement of kitchen, (no stove).

LOCATION OVERVIEW

1 Mile from I295 and Old St. Augustine Road

PROPERTY HIGHLIGHTS

- Located near I295
- Unique live/work set up
- High end moldings/doors and fixtures

PROPERTY WEBSITE

[Click Here](#)

OTHER RESOURCES

[Property Website](#)

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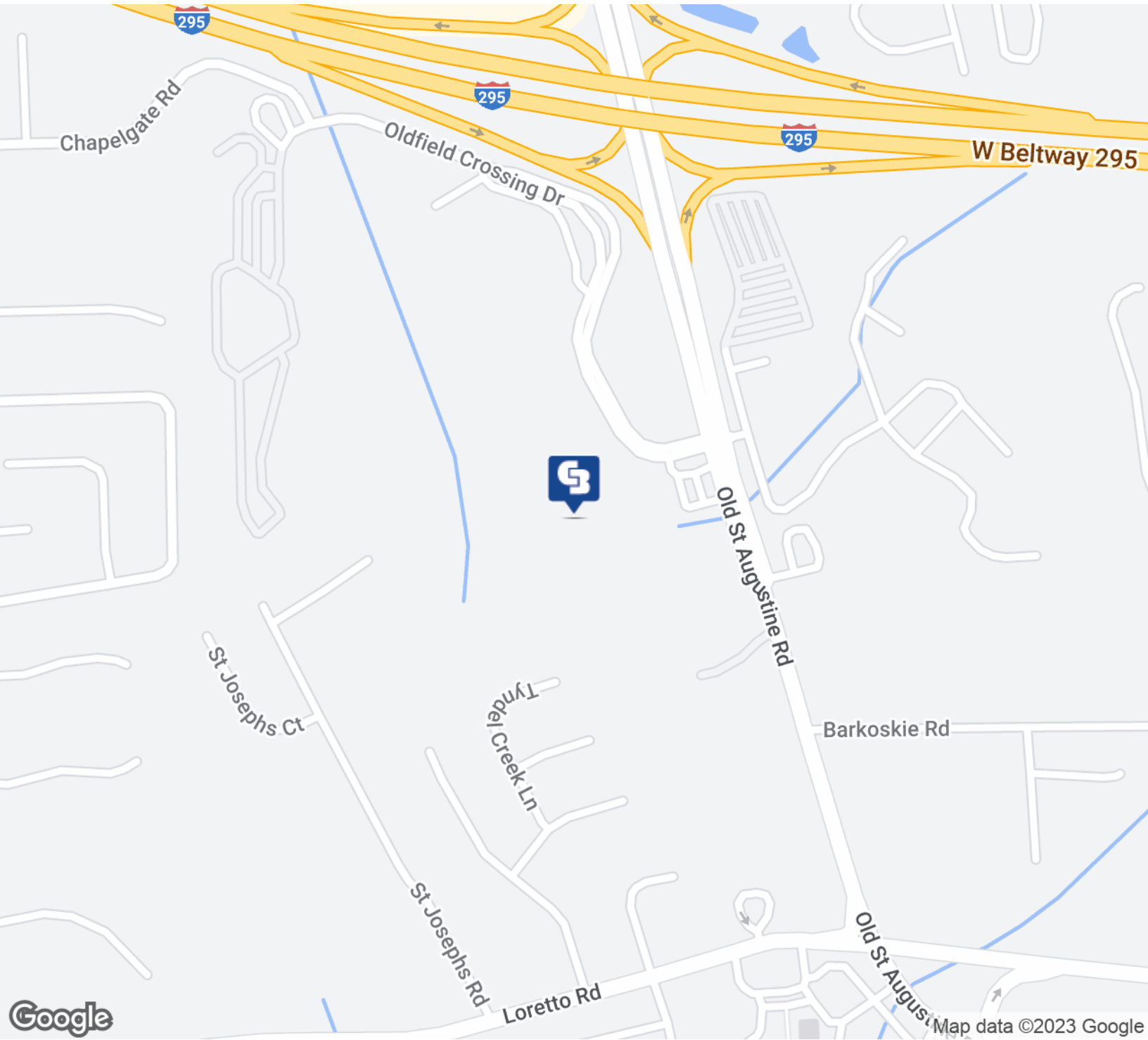
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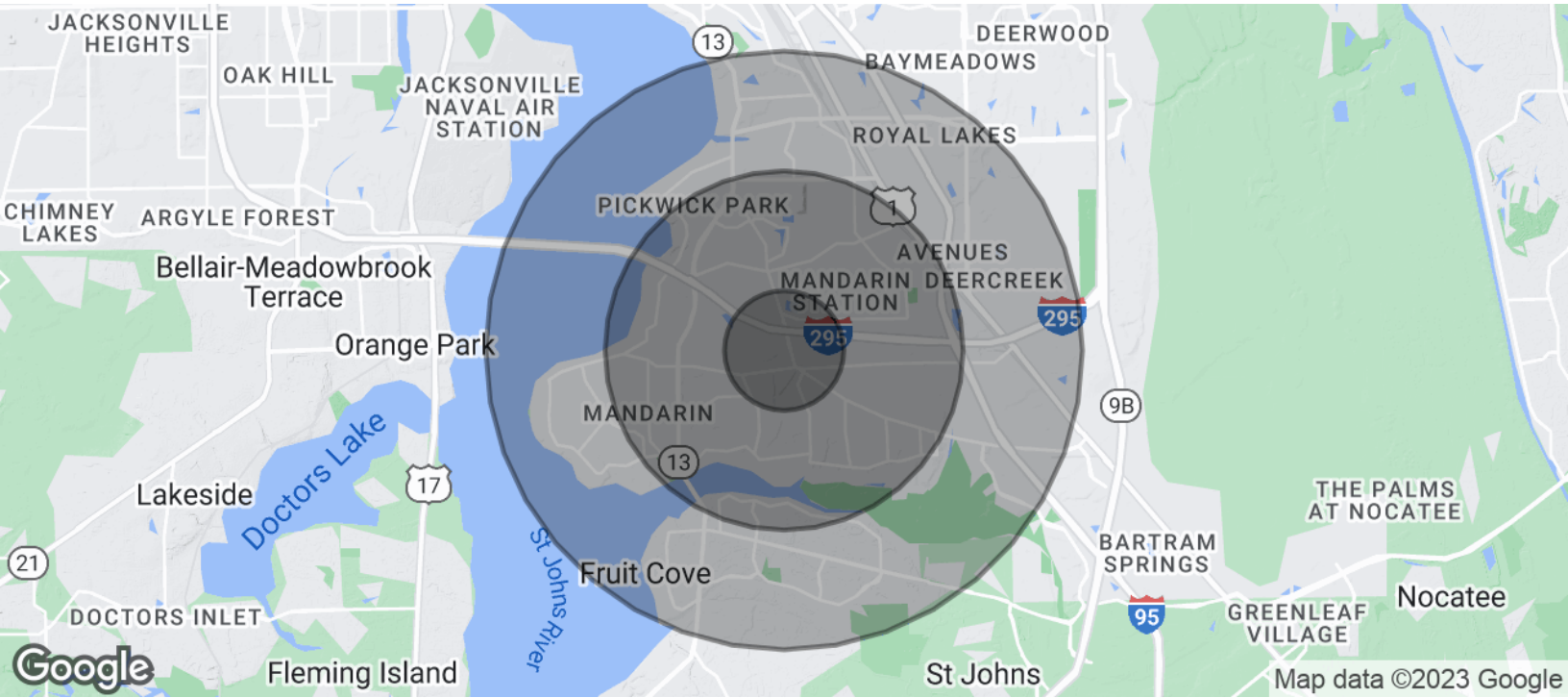
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,164	59,503	124,647
Average age	37.5	38.0	37.6
Average age (Male)	34.5	37.1	36.7
Average age (Female)	41.0	39.4	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,047	23,331	49,099
# of persons per HH	2.5	2.6	2.5
Average HH income	\$66,813	\$75,570	\$83,490
Average house value	\$311,835	\$304,486	\$297,962

* Demographic data derived from 2020 ACS - US Census

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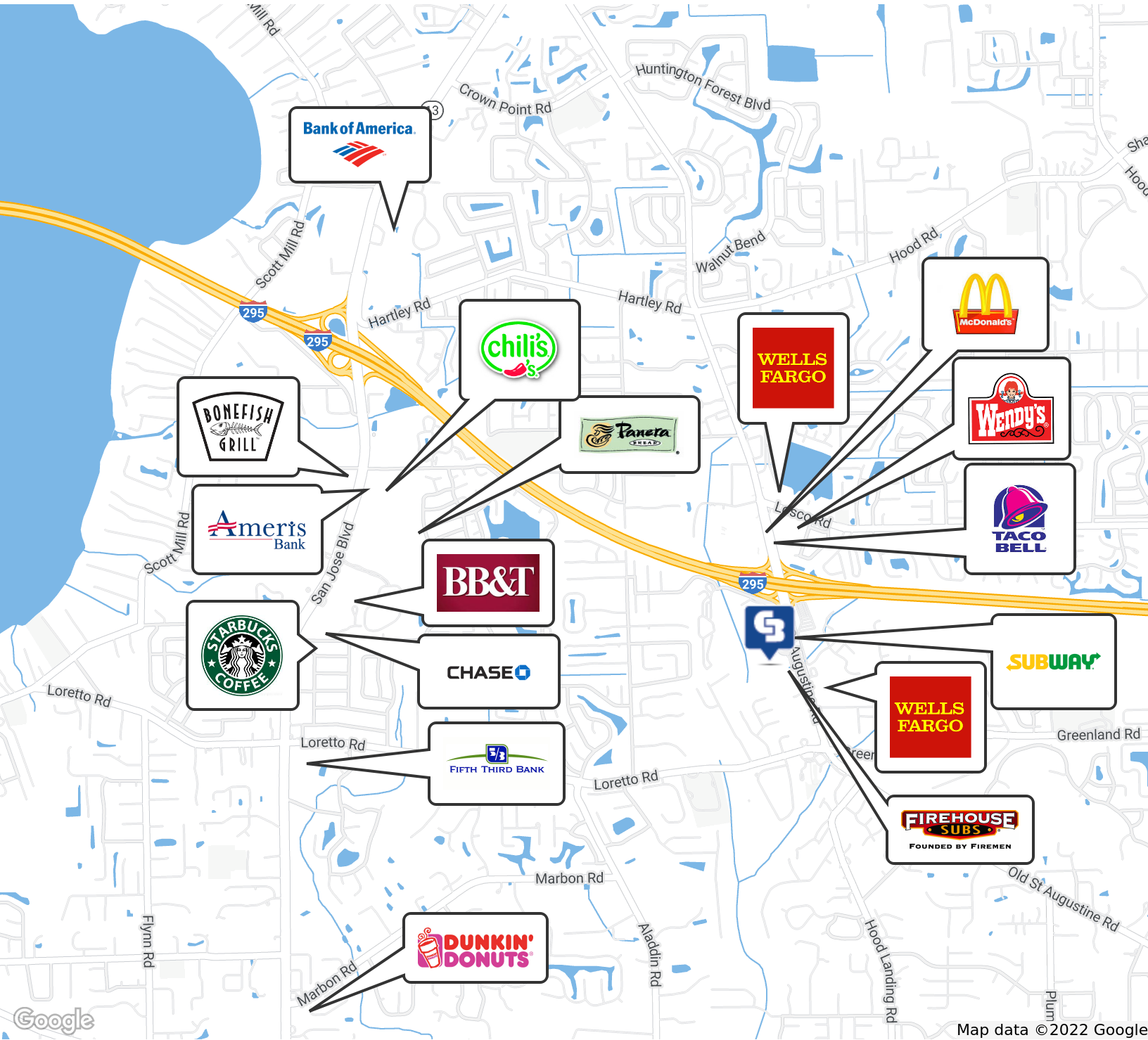
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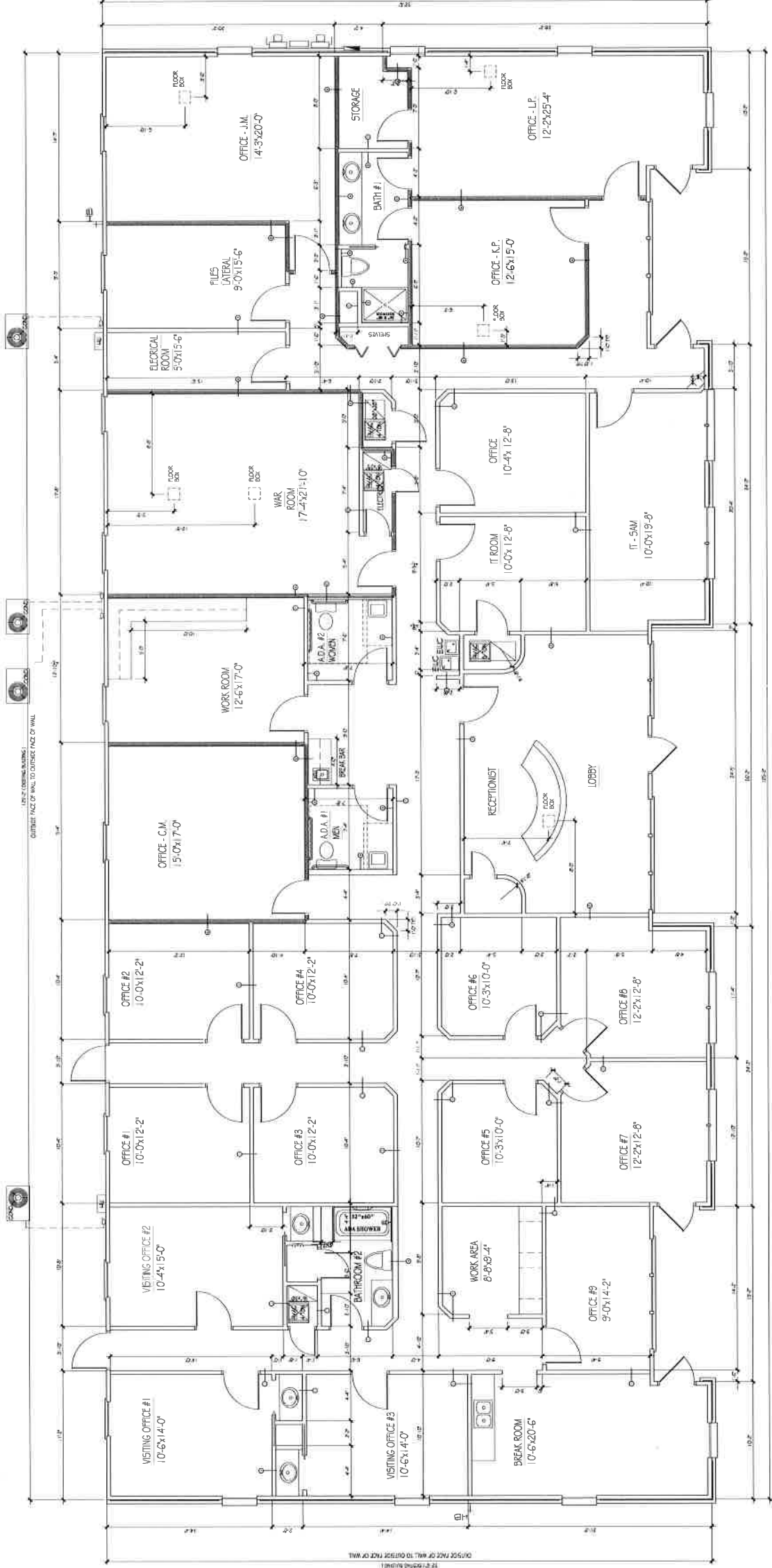


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DIMENSIONED FLOOR PLAN

SCALE: 3/16" = 1'-0"

WALL SYMBOL LEGEND:	WALL LEGEND:	WALL DETAILS
<div><div>1</div><div>24" WOOD STUDS @ 16" O.C. W/ 5/8" GWB EACH SIDE, U.N.O. EXTEND TO UNDERSIDE OF EXISTING ROOF TRUSSES INSTALL R-11 INSULATION BETWEEN EACH STUD</div></div> <div><div>2</div><div>24" WOOD STUDS @ 16" O.C. W/ 5/8" GWB EACH SIDE, U.N.O.</div></div>	<div><div>WALL TO RECEIVE R-11 BATT INSULATION</div></div>	<div><div>WALL DETAILS</div></div>