



**COLDWELL  
BANKER  
COMMERCIAL**

**PREMIER PROPERTIES**

**FOR LEASE**

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## **4243 SUNBEAM ROAD**

4243 Sunbeam Road  
Jacksonville, FL 32257

**AVAILABLE SPACE**  
Fully Leased

**LEASE RATE**  
N/A

**AREA**  
Located just west of the United States Post Office on the north side of Sunbeam Road.



### **OFFICE**

Eric Maimo  
904 537 6443  
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**COLDWELL BANKER COMMERCIAL  
PREMIER PROPERTIES**  
1750 Tree Blvd., Suite 7, Saint Augustine, FL 32084  
904.827.1717





# 4243 SUNBEAM ROAD

4243 Sunbeam Road, Jacksonville, FL 32257

LEASE



## OFFERING SUMMARY

Available SF: Fully Leased

Lease Rate: N/A

Lot Size: .66 Acres

Building Size: 8,789SF

Zoning: CRO

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## PROPERTY OVERVIEW

900 SF of professional office space available for lease in beautiful Mandarin Office Complex.

## PROPERTY HIGHLIGHTS

- Recent 2019 Renovation!
- New Roof!
- New AC!



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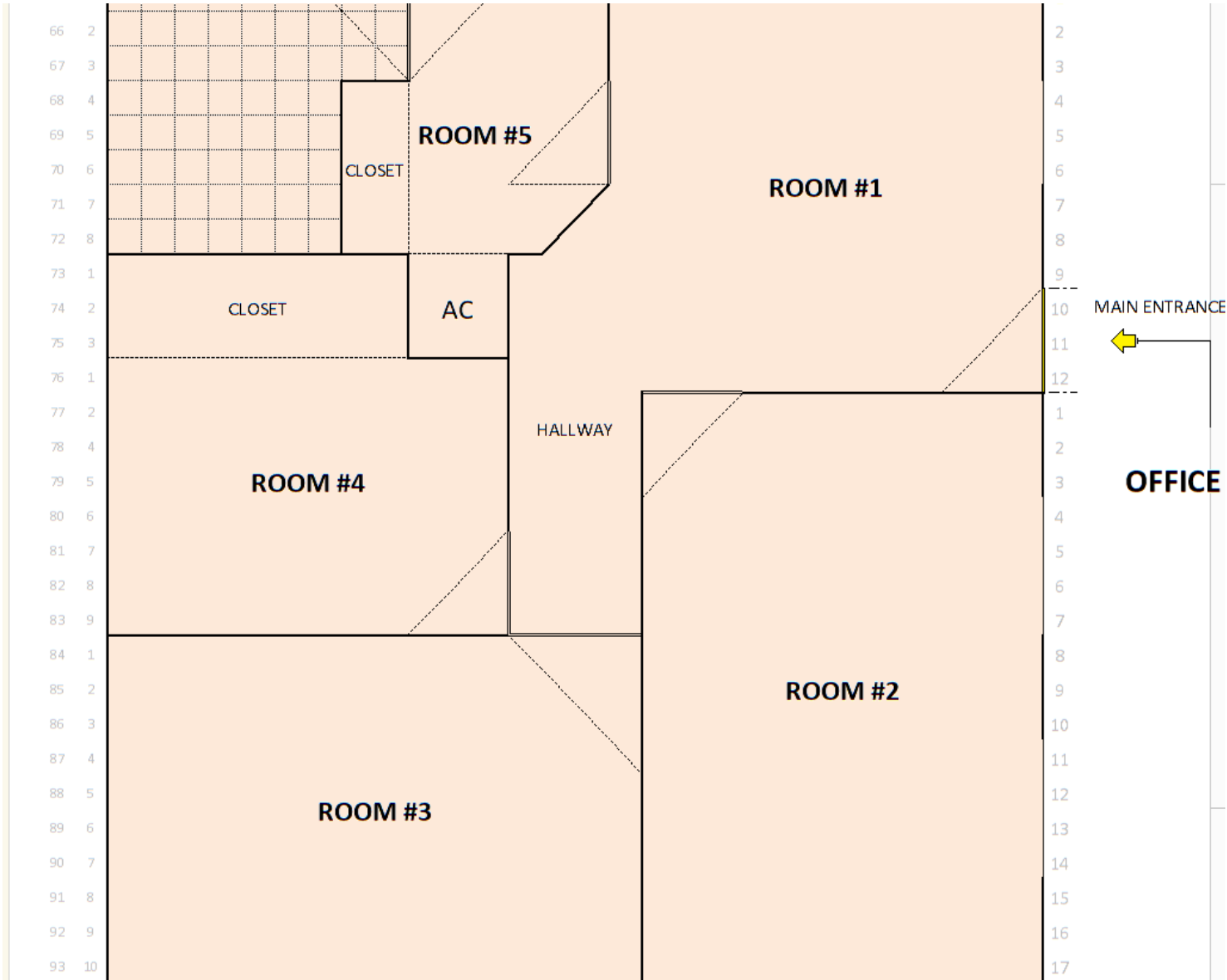
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LEASE TYPE | - TOTAL SPACE | Fully Leased LEASE TERM | Negotiable LEASE RATE | N/A

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3	-	900 SF	NNN	\$13.88 SF/yr	Leased 8/1/2019
4	-	900 - 4,800 SF	NNN	Negotiable	Suite #4
5	-	1,140 SF	NNN	Negotiable	Suite #5
6	-	800 - 1,800 SF	NNN	Negotiable	Suite #6
7	-	800 SF	NNN	Negotiable	Space #7
8	-	960 - 3,900 SF	NNN	Negotiable	Suite #8

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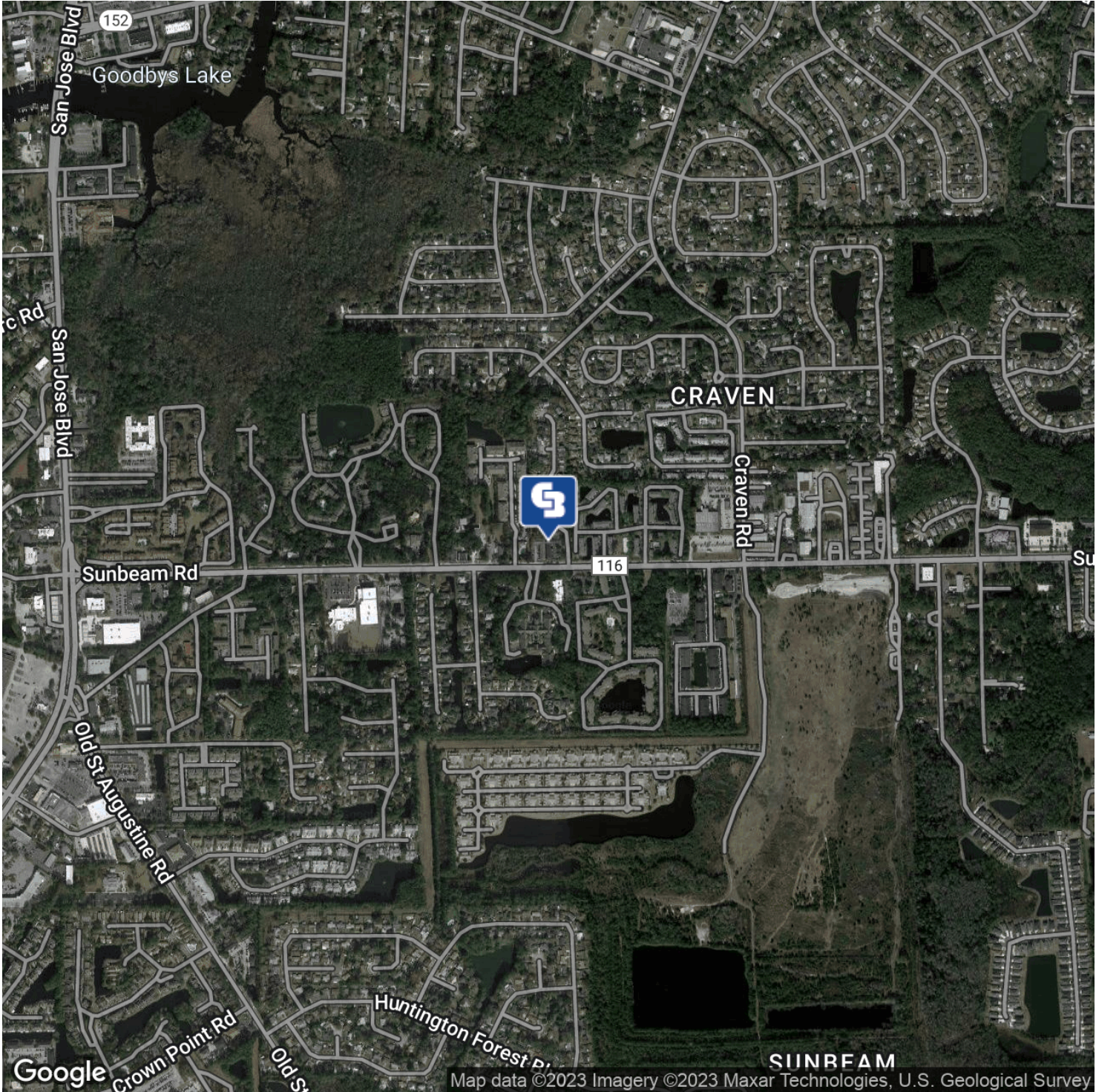
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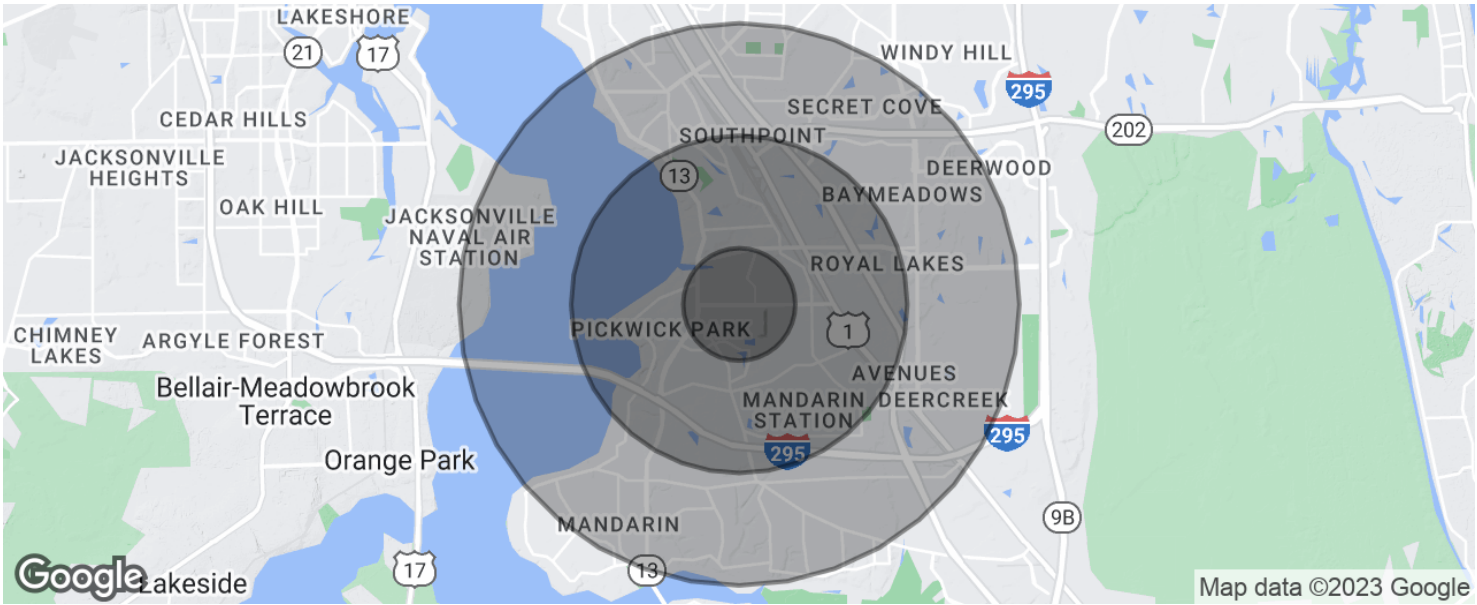




## 4243 SUNBEAM ROAD

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,848	62,282	137,793
Median age	31.2	36.6	37.0
Median age (Male)	31.0	35.0	35.6
Median age (Female)	34.4	39.2	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,534	26,218	57,078
# of persons per HH	2.4	2.4	2.4
Average HH income	\$57,630	\$67,763	\$74,781
Average house value	\$217,596	\$245,471	\$280,078

\* Demographic data derived from 2020 ACS - US Census

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## Demographic Summary Report

### Genna Trace Office Park

4243 Sunbeam Rd, Jacksonville, FL 32257

Building Type: **Class C Office**

Class: **C**

RBA: **8,717 SF**

Typical Floor: **8,717 SF**

Total Available: **5,330 SF**

% Leased: **38.86%**

Rent/SF/Yr: **\$11.72**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	17,099		65,303		157,387	
2019 Estimate	15,791		61,859		148,627	
2010 Census	12,600		58,820		138,588	
Growth 2019 - 2024	8.28%		5.57%		5.89%	
Growth 2010 - 2019	25.33%		5.17%		7.24%	
2019 Population by Hispanic Origin	2,264		7,839		17,344	
2019 Population	15,791		61,859		148,627	
White	11,325	71.72%	47,681	77.08%	112,301	75.56%
Black	3,098	19.62%	8,877	14.35%	19,516	13.13%
Am. Indian & Alaskan	102	0.65%	311	0.50%	663	0.45%
Asian	721	4.57%	3,090	5.00%	11,638	7.83%
Hawaiian & Pacific Island	21	0.13%	66	0.11%	148	0.10%
Other	525	3.32%	1,834	2.96%	4,361	2.93%
U.S. Armed Forces	35		115		2,317	
Households						
2024 Projection	7,539		28,560		67,288	
2019 Estimate	6,944		27,056		63,512	
2010 Census	5,433		25,723		59,004	
Growth 2019 - 2024	8.57%		5.56%		5.95%	
Growth 2010 - 2019	27.81%		5.18%		7.64%	
Owner Occupied	2,999	43.19%	14,912	55.12%	35,546	55.97%
Renter Occupied	3,945	56.81%	12,145	44.89%	27,966	44.03%
2019 Households by HH Income	6,945		27,058		63,512	
Income: <\$25,000	1,522	21.92%	4,788	17.70%	10,348	16.29%
Income: \$25,000 - \$50,000	2,112	30.41%	7,408	27.38%	15,803	24.88%
Income: \$50,000 - \$75,000	1,423	20.49%	5,221	19.30%	13,044	20.54%
Income: \$75,000 - \$100,000	882	12.70%	4,061	15.01%	8,660	13.64%
Income: \$100,000 - \$125,000	499	7.19%	2,438	9.01%	5,978	9.41%
Income: \$125,000 - \$150,000	218	3.14%	1,037	3.83%	3,055	4.81%
Income: \$150,000 - \$200,000	161	2.32%	1,171	4.33%	3,468	5.46%
Income: \$200,000+	128	1.84%	934	3.45%	3,156	4.97%
2019 Avg Household Income	\$60,672		\$71,571		\$78,582	
2019 Med Household Income	\$47,244		\$55,172		\$59,685	



## **Commercial, Residential and Office (CRO) District**

### **(a) Permitted uses and structures.**

- (1) Medical and dental office or clinics (but not hospitals).
- (2) Professional and business offices.
- (3) Multiple-family dwellings.
- (4) Single family dwellings that were originally designed and constructed prior to adoption of the Comprehensive Plan.
- (5) Schools meeting the performance standards and development criteria set forth in Part 4.
- (6) Vocational, trade or business schools.
- (7) Colleges and universities.
- (8) Fraternity and sorority houses.
- (9) Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (10) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
- (11) Adult Congregate Living Facility (but not group care home or residential treatment facility).
- (12) Libraries, museums and community centers.
- (13) Radio and television broadcasting studios and offices (subject to Part 15).
- (14) Banks without drive-through, savings and loan institutions, and similar uses.
- (15) Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
- (16) Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand alone structure not exceeding 4,000 square feet.
- (17) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.

- (18) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (19) Community residential homes of up to six residents meeting the performance standards and development criteria set forth in Part 4.
- (20) Hospice facilities.
- (21) Employment office (but not a day labor pool).

**(b) Limitations on permitted uses.**

All of the permitted uses in the CRO District are limited by the following conditions unless otherwise provided:

- (1) Retail sales, display or storage of merchandise shall be subordinate and clearly incidental to a permitted use.
- (2) No vehicles, other than passenger automobiles or trucks of not more than three-quarter-ton payload capacity or 5,000 pounds actual scale weight shall be used.

**(c) Permitted accessory uses and structures. See [Section 656.403](#).**

**(d) Permissible uses by exception.**

- (1) Cemeteries and mausoleums but not funeral homes or mortuaries.
- (2) Residential treatment facilities.
- (3) Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
- (4) New Single-family dwellings.
- (5) Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.
- (6) Emergency shelter meeting the performance standards and development criteria set forth in Part 4.
- (7) Group care home meeting the performance standards and development criteria set forth in Part 4.
- (8) Essential services meeting the performance standards and development criteria set forth in Part 4.



- (9) Day care centers meeting the performance standards and development criteria set forth in Part 4.
- (10) Home occupations meeting the performance standards and development criteria set forth in Part 4.
- (11) Drive-through facilities in conjunction with a permitted or permissible use or structure.
- (12) Rooming houses.
- (13) Private clubs.
- (14) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (15) Retail outlets for the sale of food and drugs, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), drugs and similar products, and dry cleaning pickup station, all not to exceed 50 percent of the gross floor area of the building of which it is a part.
  - (i) Sale, display and preparation shall be conducted within a completely enclosed building
  - (ii) Products shall be sold only at retail.
  - (iii) No sale, display or storage of secondhand merchandise shall be permitted.
- (16) Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption only, subject to the following condition:
  - (i) Seating shall not exceed a capacity of 60; provided, that seating may be unlimited where total floor area of the restaurant does not exceed ten percent of the gross floor area of the building of which it is a part.

**(e) Minimum lot requirements (width and area).**

- (1) Width:
  - (i) Single-family dwellings—50 feet.
  - (ii) Multiple-family dwellings—50 feet.

- (iii) All other uses 70 feet (except as otherwise required for certain uses).
  - (2) Area:
    - (i) Single-family dwellings—5,000 square feet.
    - (ii) Multiple-family dwellings—6,000 square feet for the first two family units and 2,100 square feet for each additional unit.
    - (iii) All other uses—7,000 square feet (except as otherwise required for certain uses).
- (f) **Maximum lot coverage by all buildings and structures.**  
50 percent
- (g) **Minimum yard requirements.**
  - (1) Single-family dwellings:
    - (i) Front—20 feet.
    - (ii) Side—5 feet; provided that the combined side yards shall be no less than 15 feet.
    - (iii) Rear—10 feet.
  - (2) Multiple-family dwellings:
    - (i) Front—20 feet.
    - (ii) Side—10 feet.
    - (iii) Rear—20 feet.
  - (3) Multiple-family dwellings with more than one principal structure on the lot:
    - (i) Front—20 feet.
    - (ii) Side—20 feet.
    - (iii) Rear—20 feet.
  - (4) All other uses:
    - (i) Front—20 feet.
    - (ii) Side—10 feet.
    - (iii) Rear—20 feet.



**(h) Accessory use structure used in conjunction with multi-family structure:**

- (1) Front—Accessory use structures shall not be permitted in front yards as they are established by the location of the principal structure.
- (2) Side and rear—5 feet

**(i) Maximum height of structures.**

- (1) Single-family dwellings—35 feet.
- (2) Accessory Use Structures—15 feet, provided the structure may be one foot higher for each 3 feet of additional setback up to the height of the primary structure or the structure shall otherwise be required the same setbacks of the primary structure.
- (3) All other uses—45 feet; provided however, that height may be unlimited where all required yards are increased by one foot for every one foot of building height in excess of 45 feet.