

# TURN KEY BANK BRANCH @ SOUTHPOINT VILLAGE

4100 BELFORT ROAD, UNIT 1  
JACKSONVILLE, FL 32216



FOR SUBLEASE 2,743 RSF

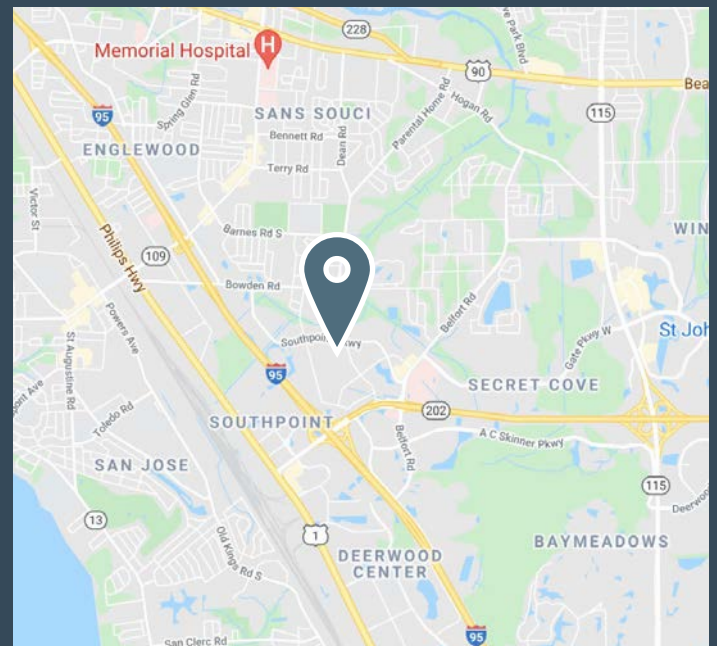
\$19.75 Per/SF + CAM \$7.35

2,743 SF of former bank space for lease or sublease. The buildout of the space can remain which includes three glass walled offices, several teller spaces, an employee lounge, a reception area, a drive through ATM and a bank vault. Zoning does allow for a drive through window to be added.

Southpoint Business Park contains over 5 million SF of office space. This space is across the street from St. Vincent's Hospital on Belfort Road and adjacent to the Gate Station and US Post Office. There are nearly 200,000 residents within a 5-mile radius. The traffic count is over 30,000 CPD and JTB is less than 1,000 feet away.

## AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Unit 01	\$19.75/SF	2,743 SF



**ALEX EVANS**  
OWNER/BROKER

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