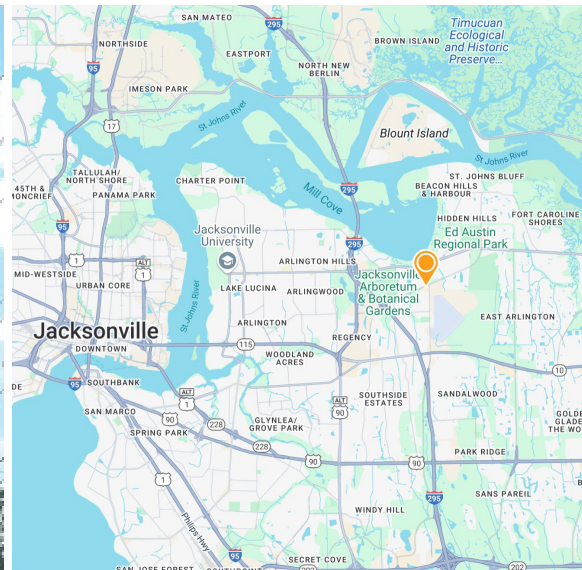


MONUMENT POINTE PLAZA

1531 Monument Rd, Jacksonville, FL 32225

FOR LEASE



PROPERTY OVERVIEW

- » **Space Available: 1,200 SF & 10,600 SF**
- » Easy access to I-295 with a traffic count of 90,500 cars per day
- » Traffic count of 25,000 cars per day on Monument Rd
- » Nearby national retailers include:



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,264	67,481	171,378
Households	2,920	27,072	67,308
Daytime Pop.	3,595	40,664	95,229
Ave. HH Income	\$85,885	\$91,443	\$97,027



LICENSED REAL ESTATE BROKER | FranklinSt.com

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KAELYN CASSIDY
SENIOR ASSOCIATE

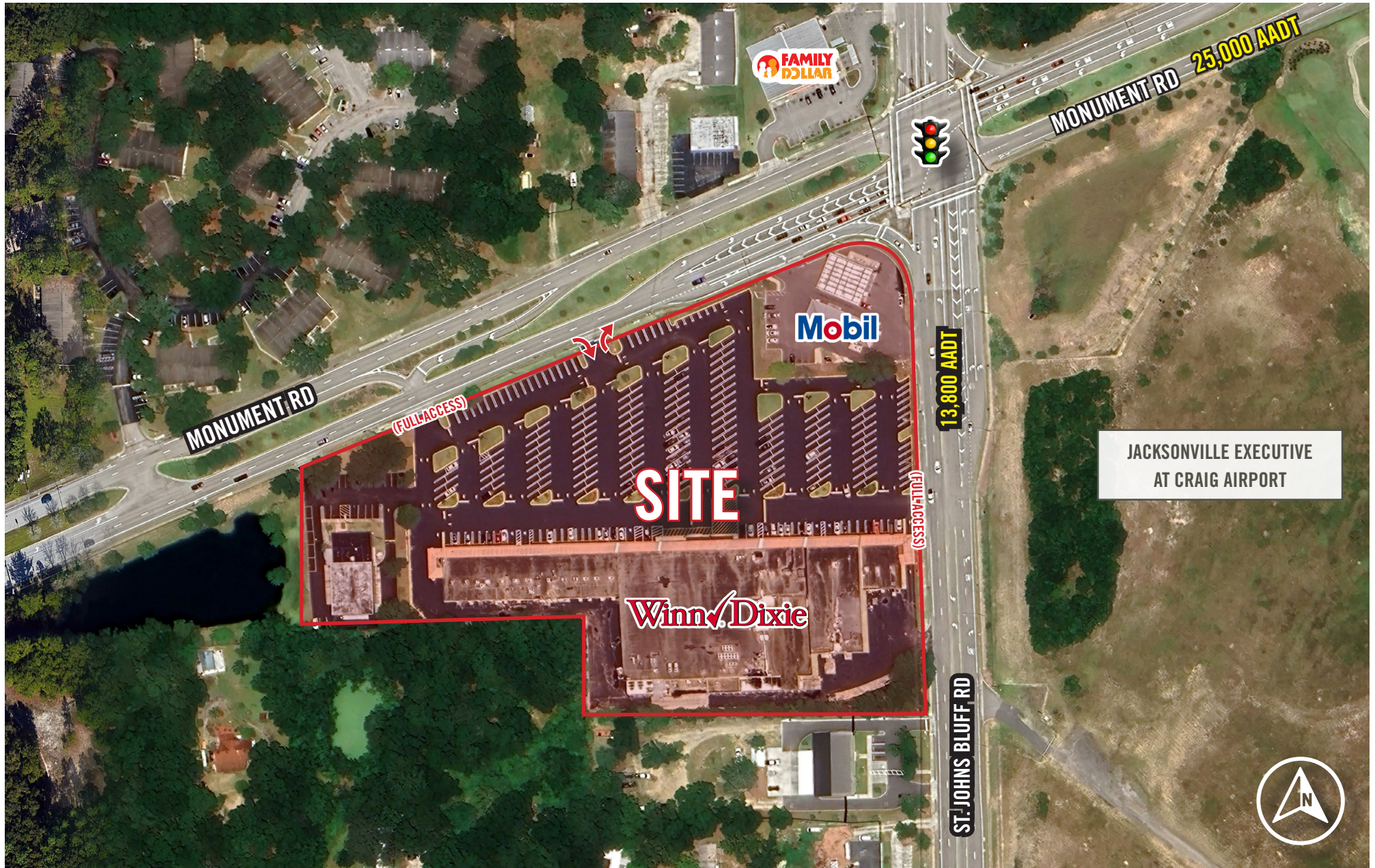
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SUITE	OCCUPANT	SF
1	MONUMENT CLEANERS	1,500
2	KING NAILS	900
3	MATTRESS STORE	1,800
5	CLEAN SLATE LAUNDRY	1,200
6	AVAILABLE (2ND GEN RESTAURANT)	1,200
7	VITO'S PIZZA	1,500
8	HUNAN WOK	1,200
9	FADE DR	1,200
10	CRICKET WIRELESS	1,200
11-13	THE WORLD OF DANCE	3,300
15	WINN-DIXIE	46,772
17	AVAILABLE	10,600
21	GOLDEN OX LIQUORS	3,300
OP1	MOBIL	
OP2	GOODYEAR TIRE	



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