

LEASE

CCG-2 ZONED RETAIL STRIP CENTER

5820 St Augustine Road, Jacksonville, FL 32207



PROPERTY DESCRIPTION

Retail strip center unit centrally located building in south Jacksonville. This recently renovated multi-tenant building is ideal for most professional businesses and is close proximity to other strip centers, business developments and residential properties.

PROPERTY HIGHLIGHTS

- Zoning: Commercial Community/General-2 (CCG-2)
- Annual Average Daily Traffic (AADT) of 15,900!
- Close to Average Daily Traffic Count of 53,000!
- Available Immediately!

OFFERING SUMMARY

Lease Rate:	\$16 - 19.50 SF/yr (NNN)
Number of Units:	2
Available SF:	920 - 3,246 SF
Building Size:	5,216 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	125	594	3,357
Total Population	316	1,419	7,994
Average HH Income	\$97,252	\$94,460	\$81,569

Eric Maimo
(904) 537-6443



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

LEASE

5818 ST AUGUSTINE ROAD

Jacksonville, FL 32207



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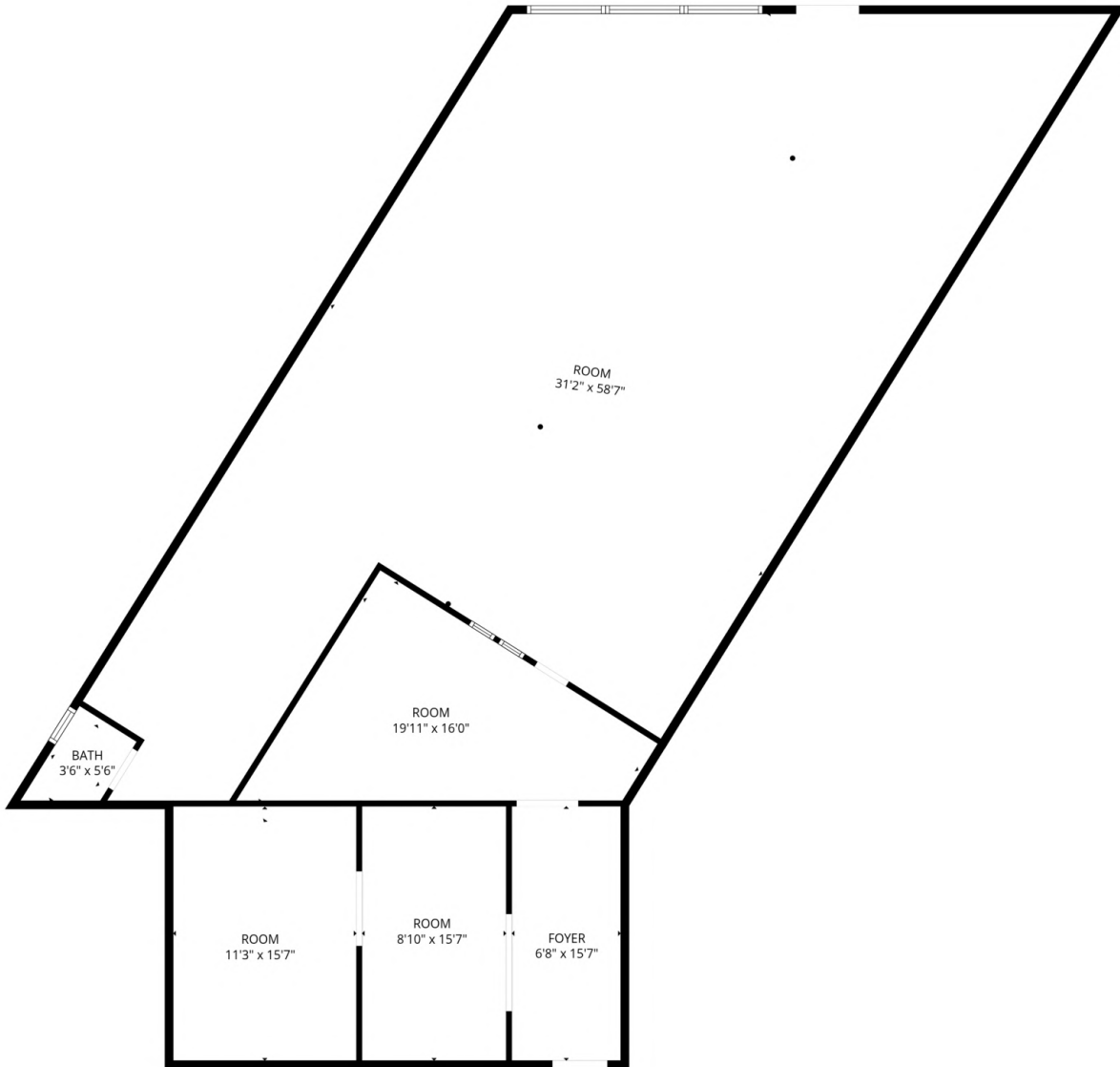


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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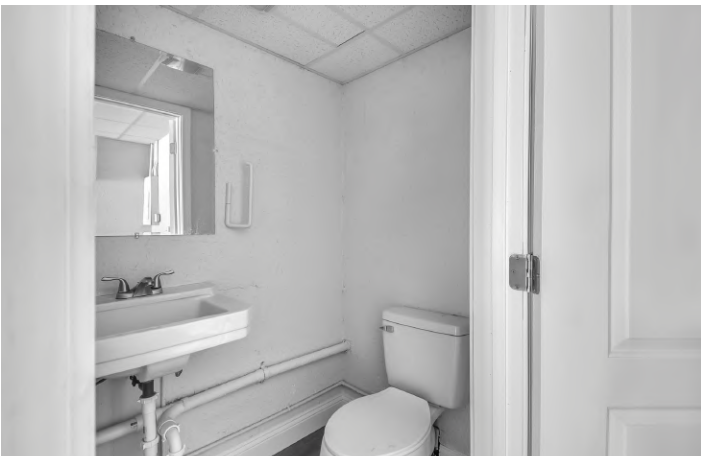
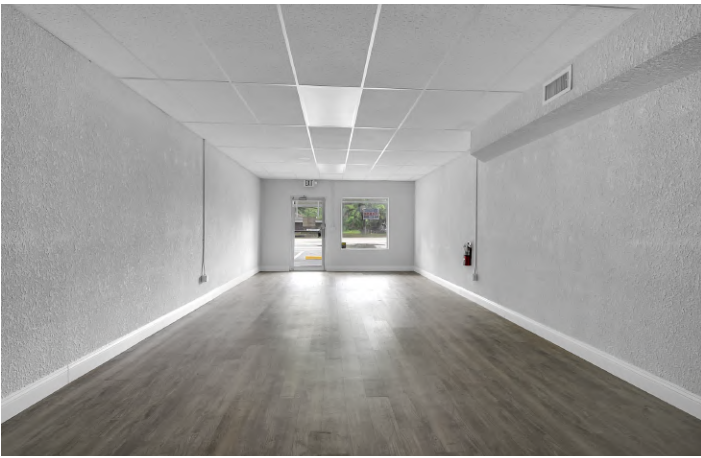


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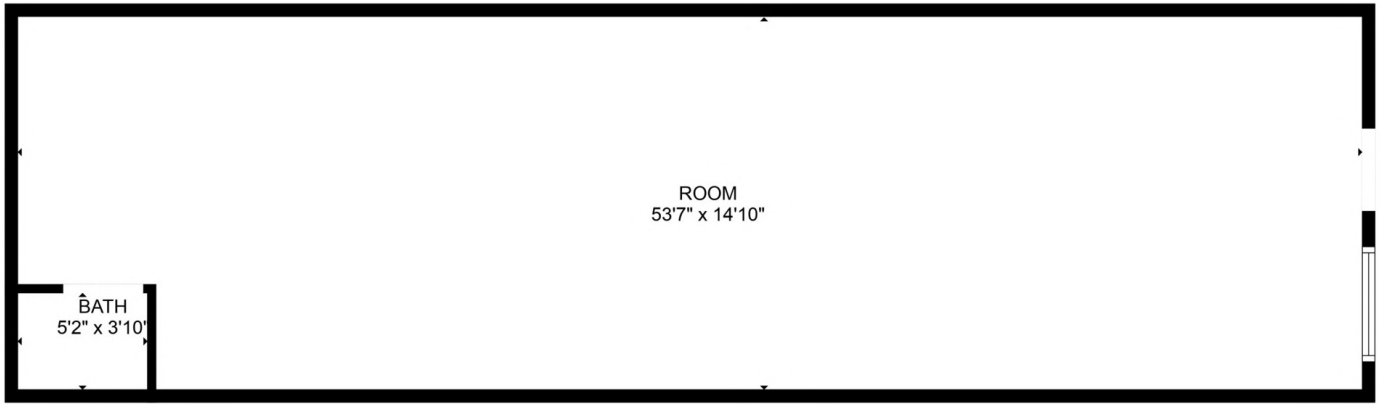


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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	920 - 3,246 SF	Lease Rate:	\$16 - \$19.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5818	Available	2,326 - 3,246 SF	NNN	\$16.00 SF/yr	-
5820	Available	920 - 3,246 SF	NNN	\$19.50 SF/yr	End Unit

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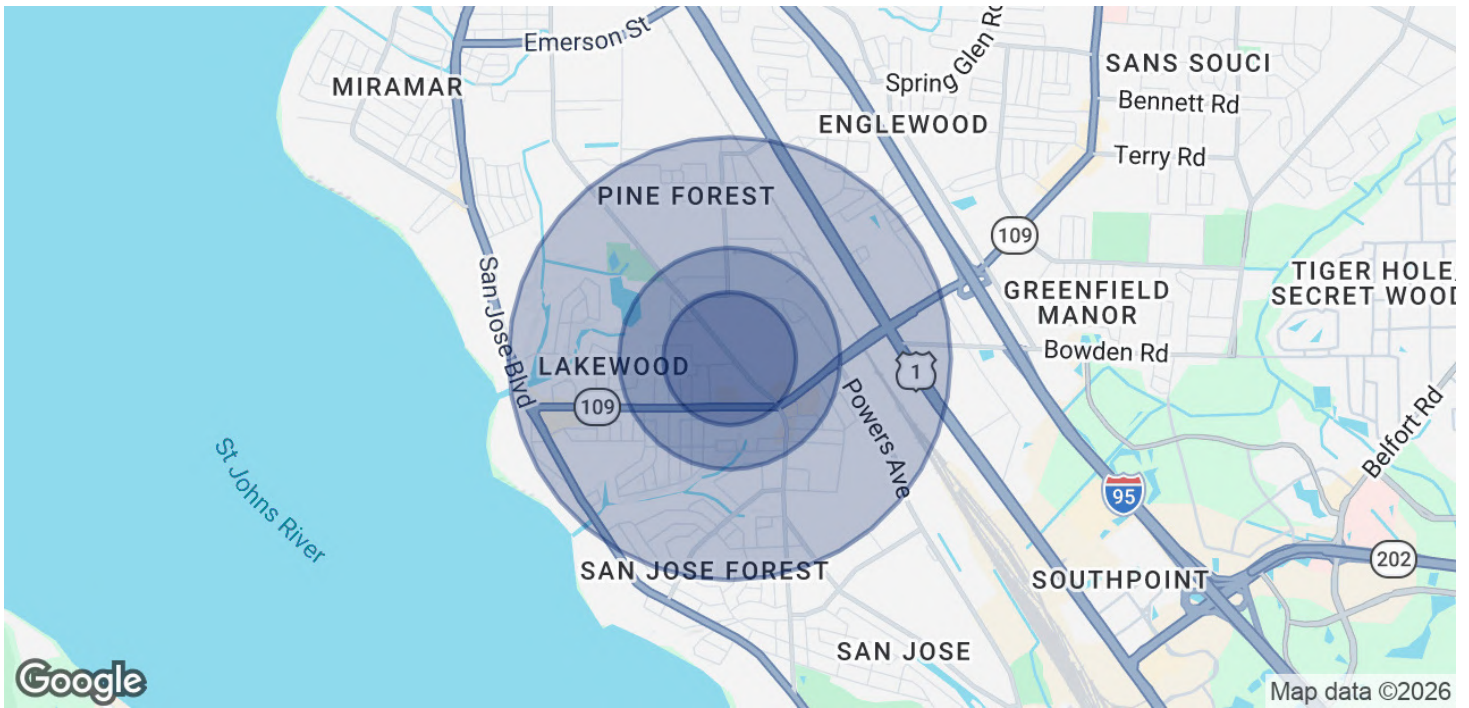


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	316	1,419	7,994
Average Age	42	43	43
Average Age (Male)	41	42	41
Average Age (Female)	43	45	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	125	594	3,357
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$97,252	\$94,460	\$81,569
Average House Value	\$328,494	\$367,274	\$354,792

2020 American Community Survey (ACS)

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