

# RETAIL PROPERTY FOR LEASE

## Discovery Plaza-10750 Atlantic Boulevard, Jacksonville, FL 32225



### OFFERING SUMMARY

Lease Rate:	\$20.00 per sf (NNN)
NNN:	\$5.00 per sf
GLA:	66,979 ± SF
Available SF:	6,000 SF
Parking:	355 ±
Zoning:	CCG-2

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,245	30,914	83,141
Total Population	11,128	76,710	199,568
Average HH Income	\$57,804	\$64,745	\$71,418



**Stanton Hudmon, CCIM**  
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Information provided is deemed accurate, but subject to errors and/or omissions.



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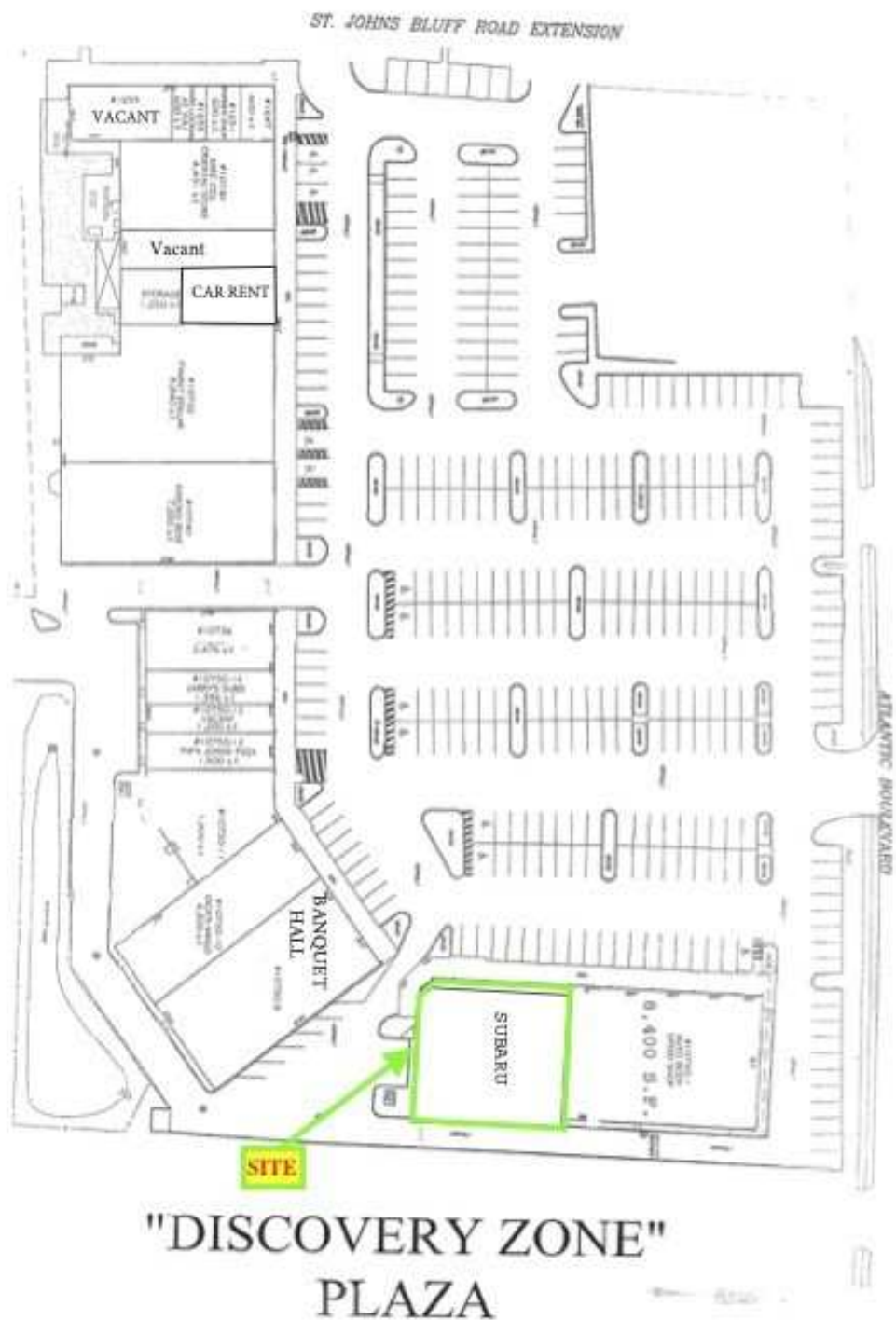
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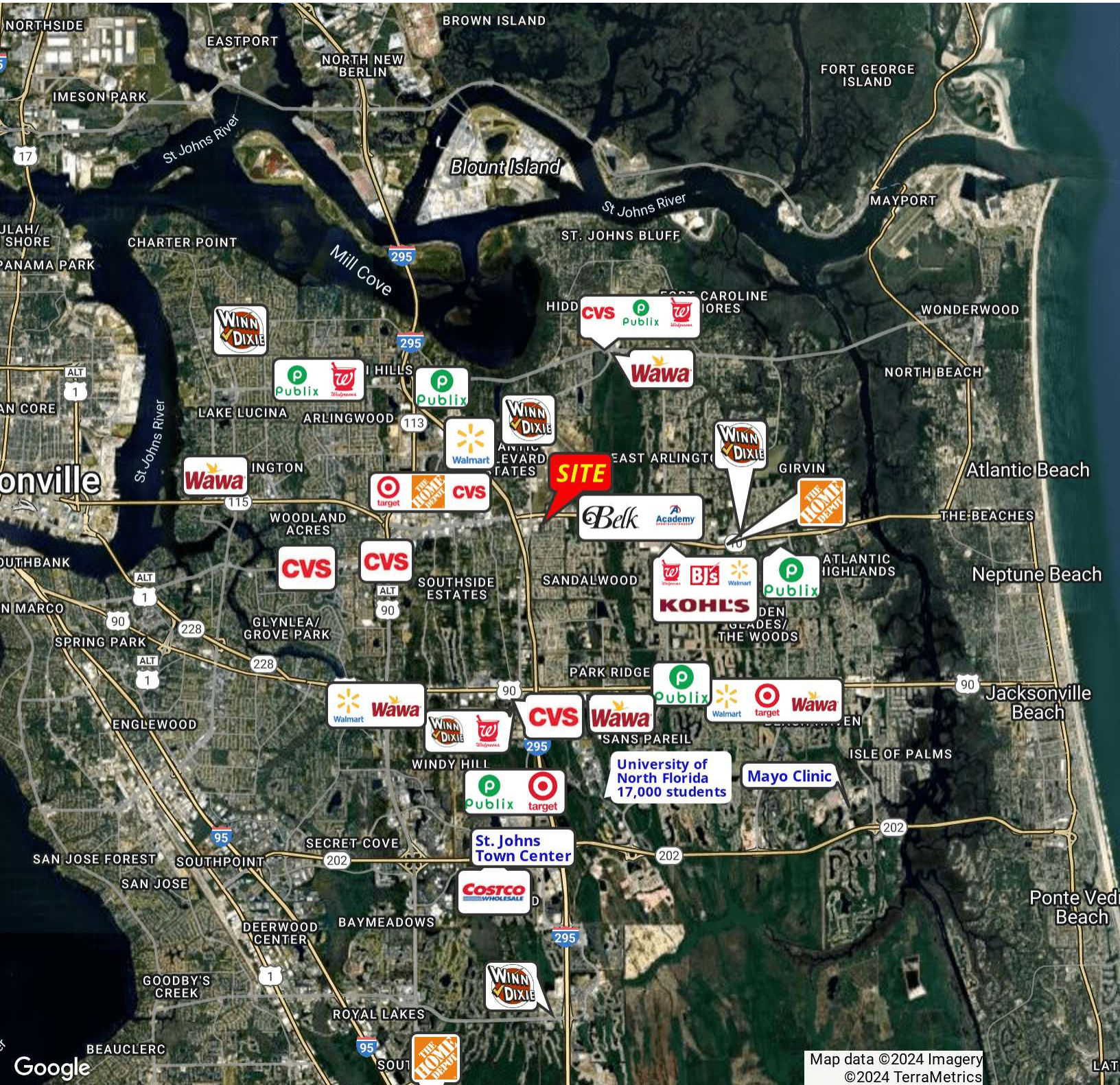
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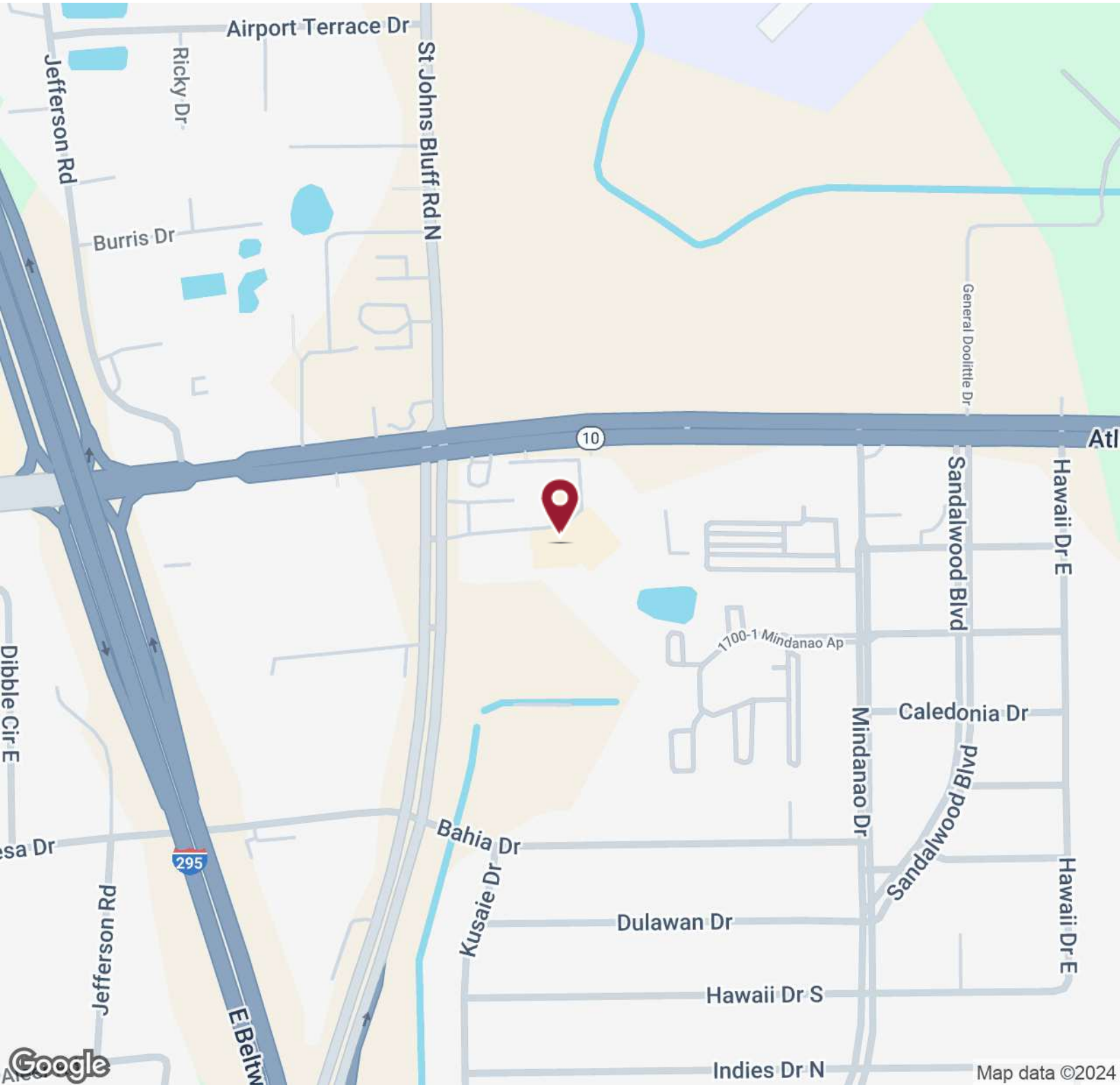
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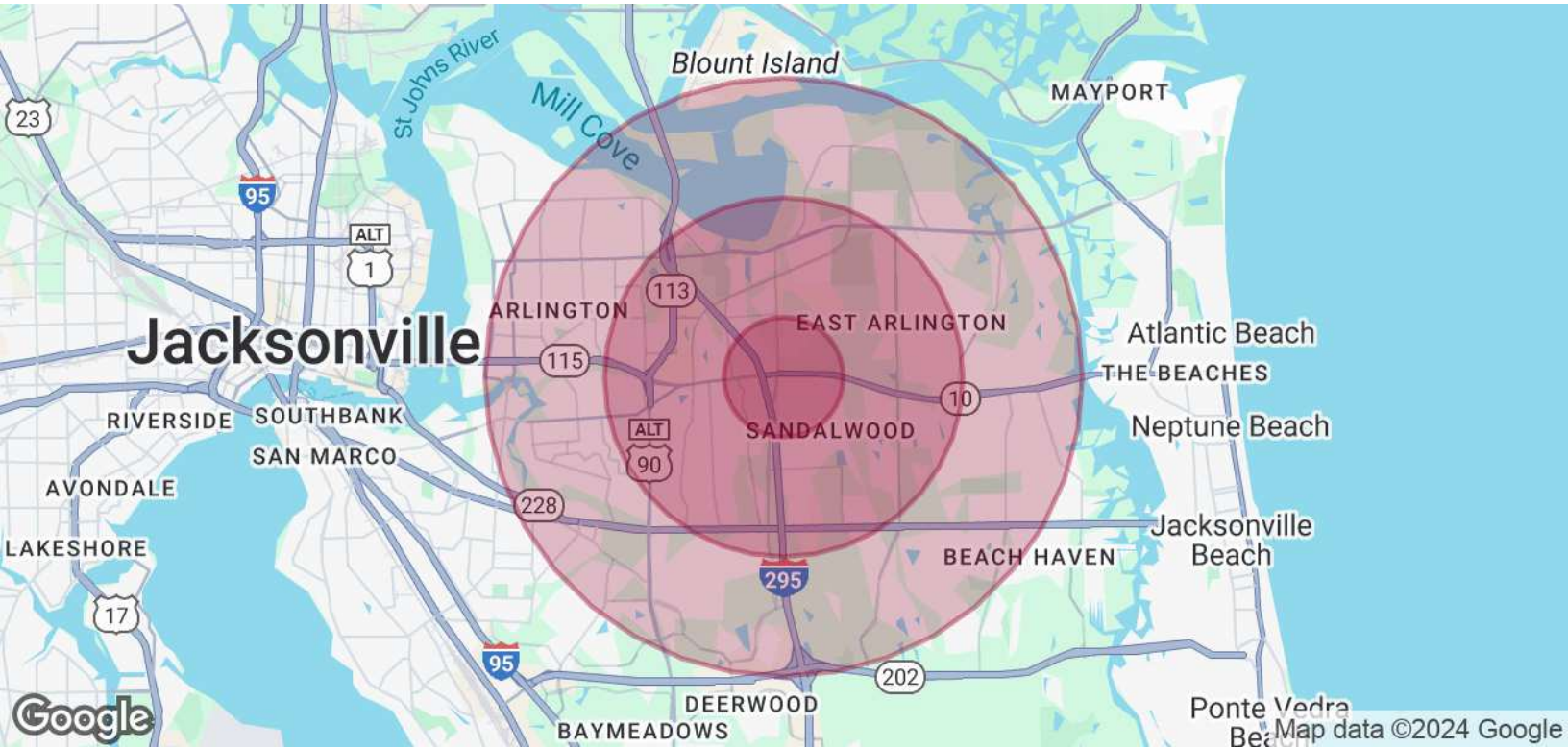
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,128	76,710	199,568
Average Age	32.2	34.5	36.2
Average Age (Male)	34.0	33.7	35.3
Average Age (Female)	30.0	34.7	36.8

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,245	30,914	83,141
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$57,804	\$64,745	\$71,418
Average House Value	\$170,526	\$192,837	\$198,449

2020 American Community Survey (ACS)

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