



## 9,100 SF FREESTANDING BUILDING | FOR SUB-LEASE

233 E State St  
Jacksonville, FL 32202

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# PROPERTY OVERVIEW

Discover the perfect opportunity for your business at 233 E State Street, a former Family Dollar store. This freestanding retail property boasts an expansive 9,100 SF building situated on a .78-acre lot, offering ample paved parking and highly visible tall monument signage. Zoned CCG-2, it is ideal for a variety of retail ventures.

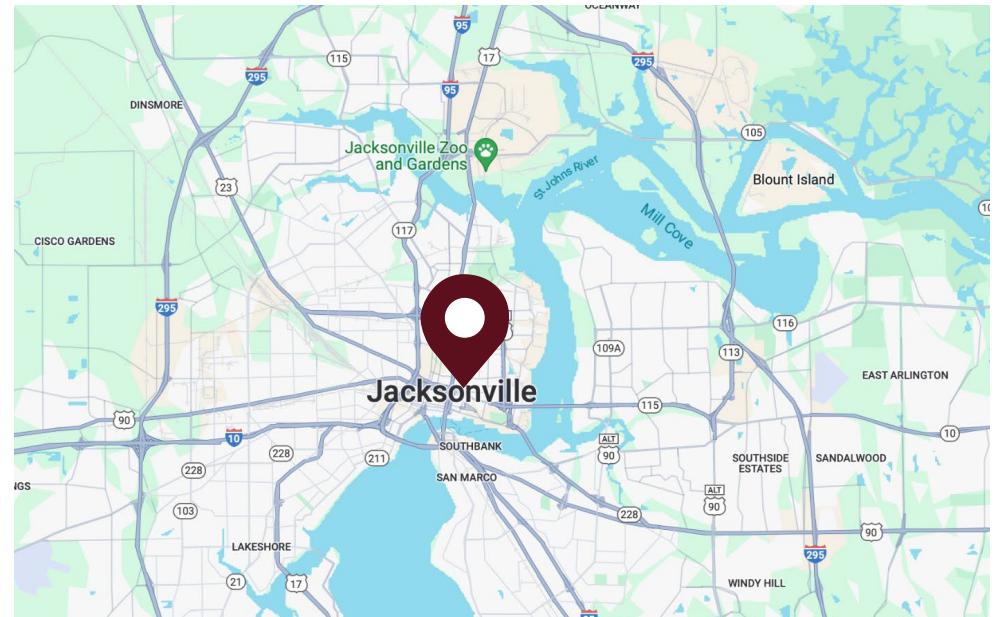
Strategically located and with tall monument signage, this site ensures excellent accessibility and high traffic visibility. Don't miss out on this prime location to elevate your business presence!

## LEASING SUMMARY

Address:	233 E State Street, Jacksonville, FL
Lease Rate:	\$21.85/SF
Lease Type:	Modified Gross
Building Size:	9,100 SF
Lot Size:	0.78 AC
Zoning:	CCG-2
Year Built:	2012
Frontage:	193' on State Street
Property Type:	Freestanding Retail
Transaction Type:	Sub-lease
Sublease expiration date:	6/30/31
Parking:	± 29 paved parking spaces
Monument Signage:	Yes

## DEMOGRAPHICS

	3 MILES	5 MILES
Population	80,382	216,138
Households	35,154	90,664
Median Age	38.6	38.2
Median Household Income	\$38,865	\$46,731
Average Household Income	\$64,994	\$74,067



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# PROPERTY PHOTOS

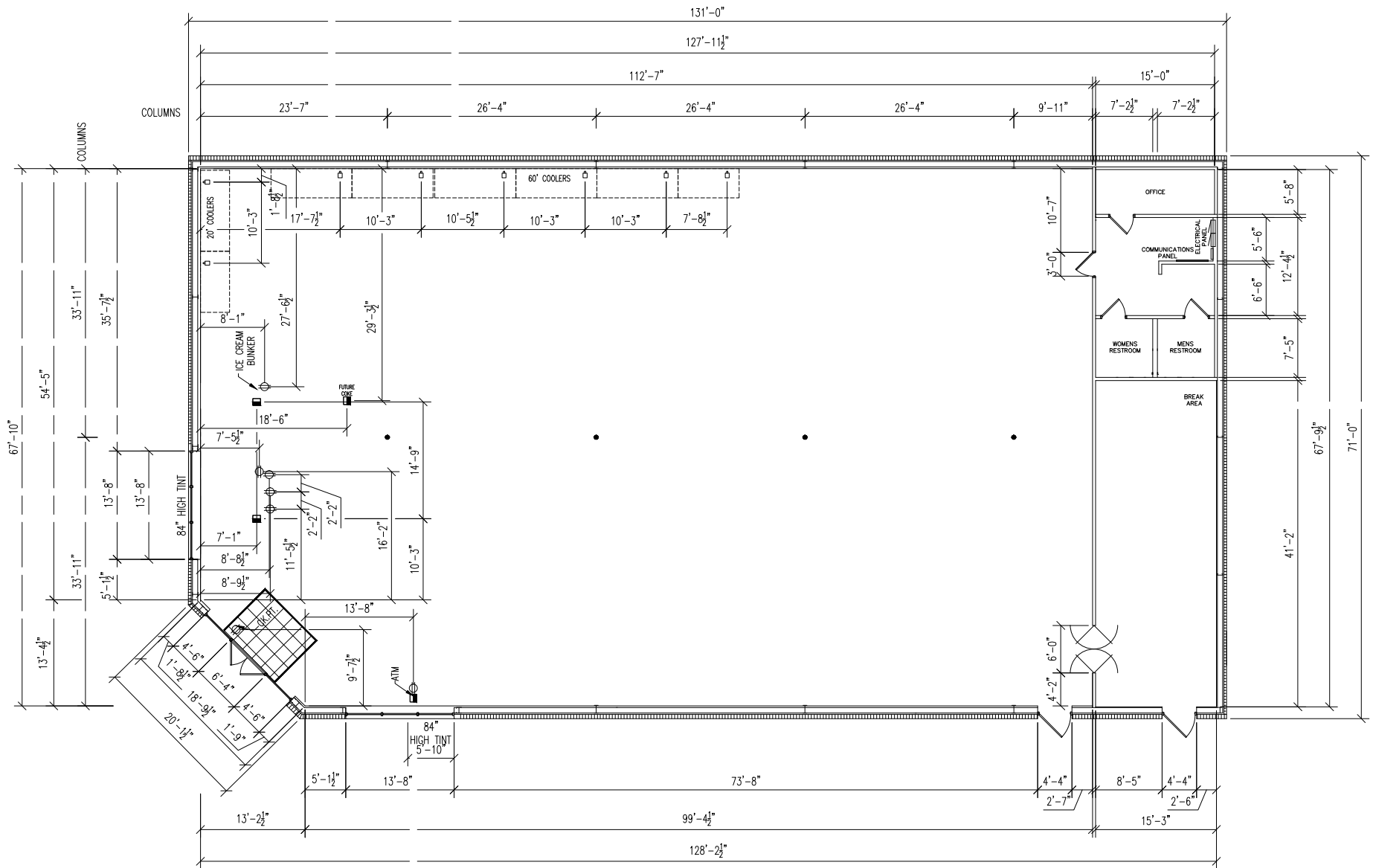


1945 Kings Rd | Jacksonville, FL 32209

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# FLOOR PLAN



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# SITE PLAN



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