

RESTAURANT SPACE FOR LEASE

JACKSONVILLE CROSSING SHOPPING CENTER

2126 N First Street, Jacksonville

Off Hwy 57 Across from Wal-Mart off the Vandenburg / Air Force Base Exit

Next Door to Lowe's Home Center

Suite L 3,600 SF

Faces South and Close to First Street

Ready to Open Restaurant!

Space includes pizza oven, dough mixer, fryer, vent hood, gas range, cold storage/prep tables, dishwasher, and walk in cooler.

Space is connected to
a grease trap.

Rent \$15/SF NNN

**Rates Quoted are for Spaces
AS IS with all systems working**
Subject to Change

Expense Reimbursement (Addition to Rent)
\$3.25 per SF per Year for Common Area
Maintenance (**includes water/sewer**), Taxes
and Property Insurance.

- ◆ New Highway Exit opening in 60 days just feet south of property entry.
- ◆ Signage on First Street
- ◆ Plentiful Parking
- ◆ High traffic area near Lowe's / Walmart

CONTACT:

Jill Bryant

West Group Real Estate

5507 Ranch Drive, Suite 201 / Little Rock, AR 72223

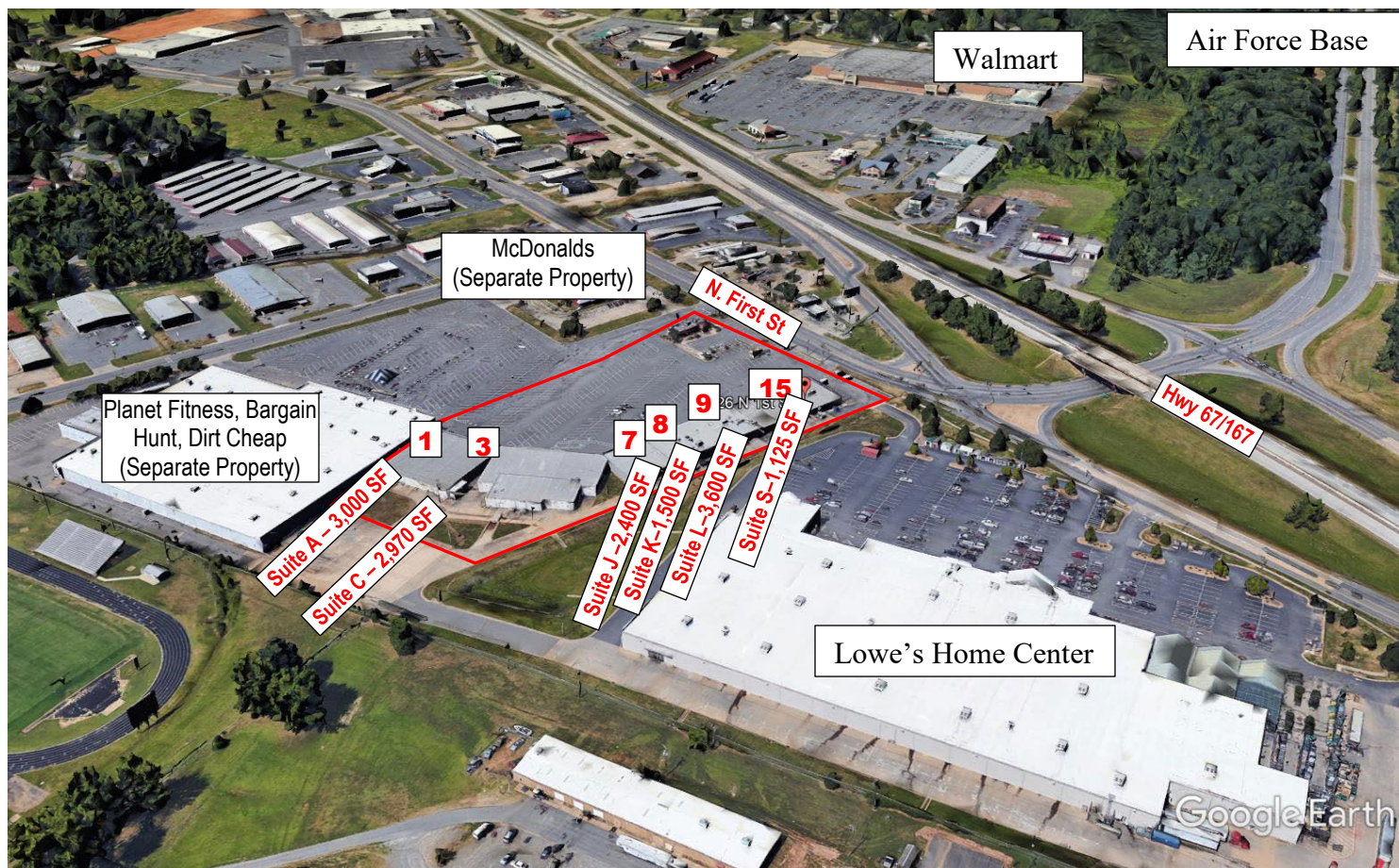
(501) 868-9790 Ext 113 - Office

501-604-5661 Text

Jill@WestGroupLLC.com



All information contained herein is believed to be accurate but is not guaranteed in any way. Prices are subject to change without notice. Reproduction of this material is prohibited without prior consent from West Group LLC.



1	VACANT – Suite A, 3000 SF
2	Petsense by Tractor Supply Co
3	VACANT – Suite C, 2970 SF
4	VACANT – Suite D, 1500 SF-LEASE PENDING
5	Families Inc
6	The Game Store – Suite I, 5237 SF
7	VACANT – Suite J, 2,400 SF
8	VACANT – Suite K, 1500 SF
9	Roma Italian Restaurant - 3600 SF Available
10	City Nails
11	Throatcutters Barber Shop
12	First Street Café
13	Pizza Hut
14	Jackson Hewitt Tax Services
15	VACANT – Suite S, 1125 SF
16	Rent A Center
17	China Wok