

RETAIL PROPERTY FOR LEASE

6110 & 6120 Powers Avenue Jacksonville, FL 32217



PROPERTY OVERVIEW

Discover the ultimate adaptability for your business at **6110 Powers Ave.** Situated on Jacksonville's vibrant Southside (San Jose submarket), this highly versatile property offers premier multi-tenant flex spaces designed to scale with your operational needs. Whether you are launching a dynamic retail storefront, establishing a professional office hub, or looking for an efficient warehouse and distribution setup, these layouts bridge the gap seamlessly.

- *** Ultimate Versatility:** Multi-functional, open layouts perfectly tailored for **retail, office, or warehouse/light industrial** applications.
- *** Rear Loading Access:** Equipped with a functional **roll-up door in the back** of the space, streamlining inventory management, shipping, and receiving.
- *** High-Visibility Location:** Positioned in a busy, accessible commercial corridor right off University Blvd West with strong local demographics.

OFFERING SUMMARY

Lease Rate:	\$16 Per SF NNN
Available SF:	800-2,400
Building Size:	30,680 SF
Zoning:	PUD
NNN:	\$4.25

Jack Robison

904.398.1044 / jack@psrps.com

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com

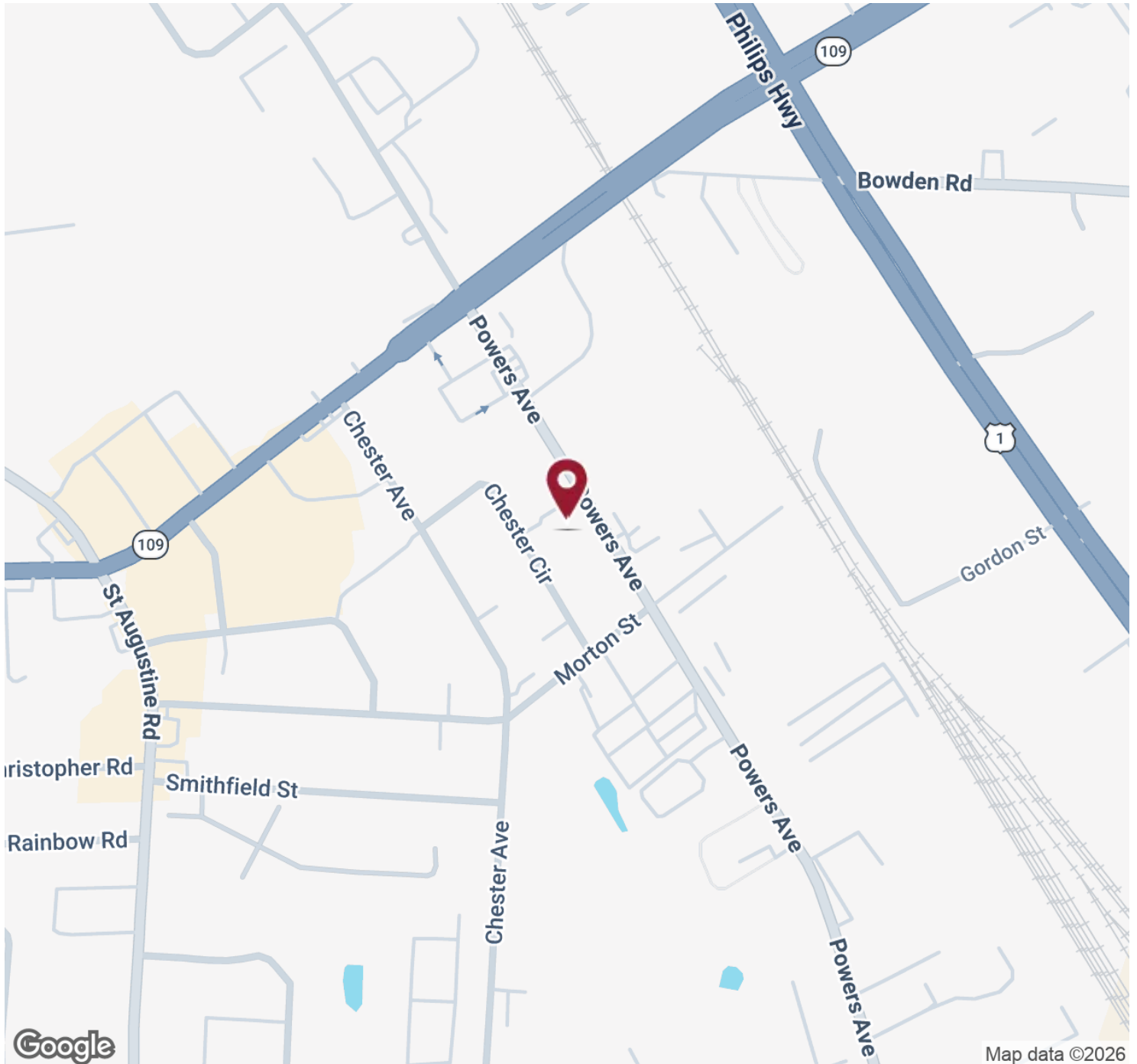
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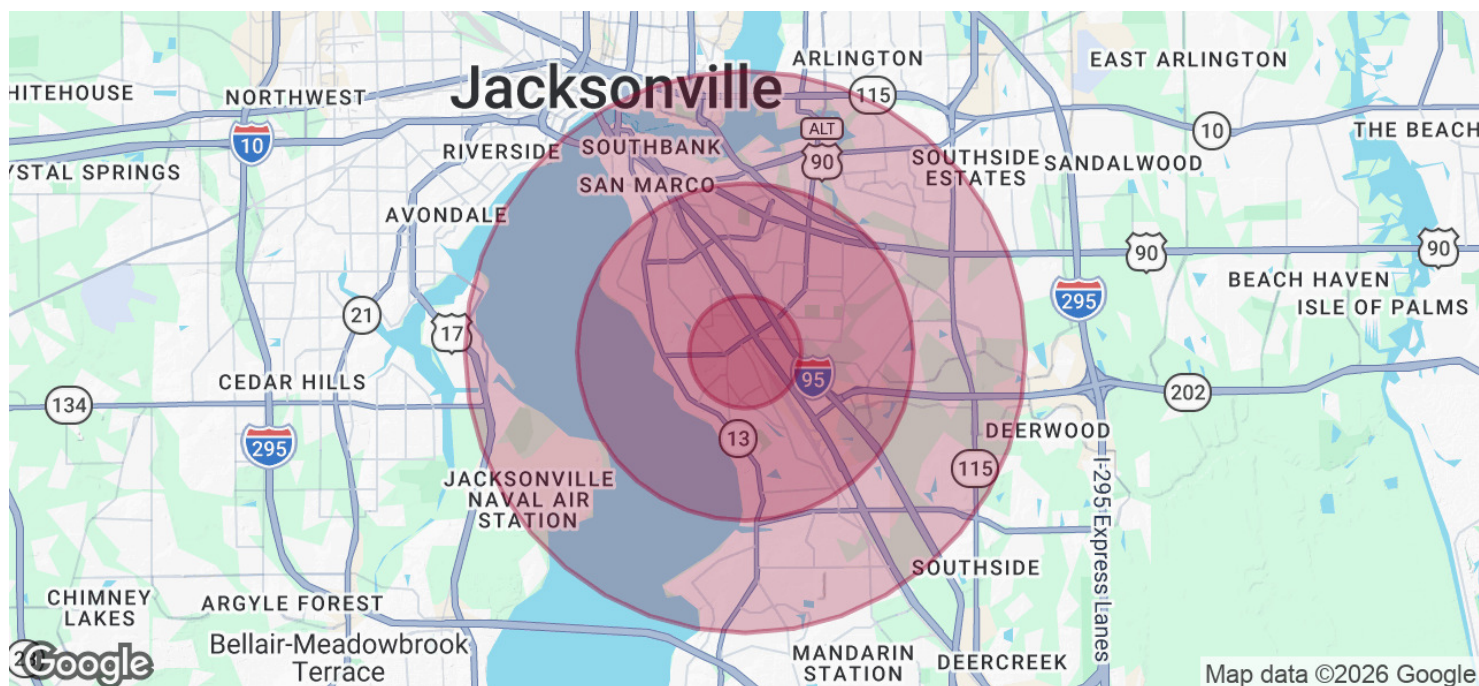
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,944	63,834	169,225
Average Age	39.9	38.7	38.5
Average Age (Male)	44.2	37.0	37.0
Average Age (Female)	39.5	40.4	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,414	26,944	75,645
# of Persons per HH	2.3	2.4	2.2
Average HH Income	\$67,800	\$93,963	\$94,476
Average House Value	\$204,066	\$322,913	\$321,990

2023 American Community Survey (ACS)

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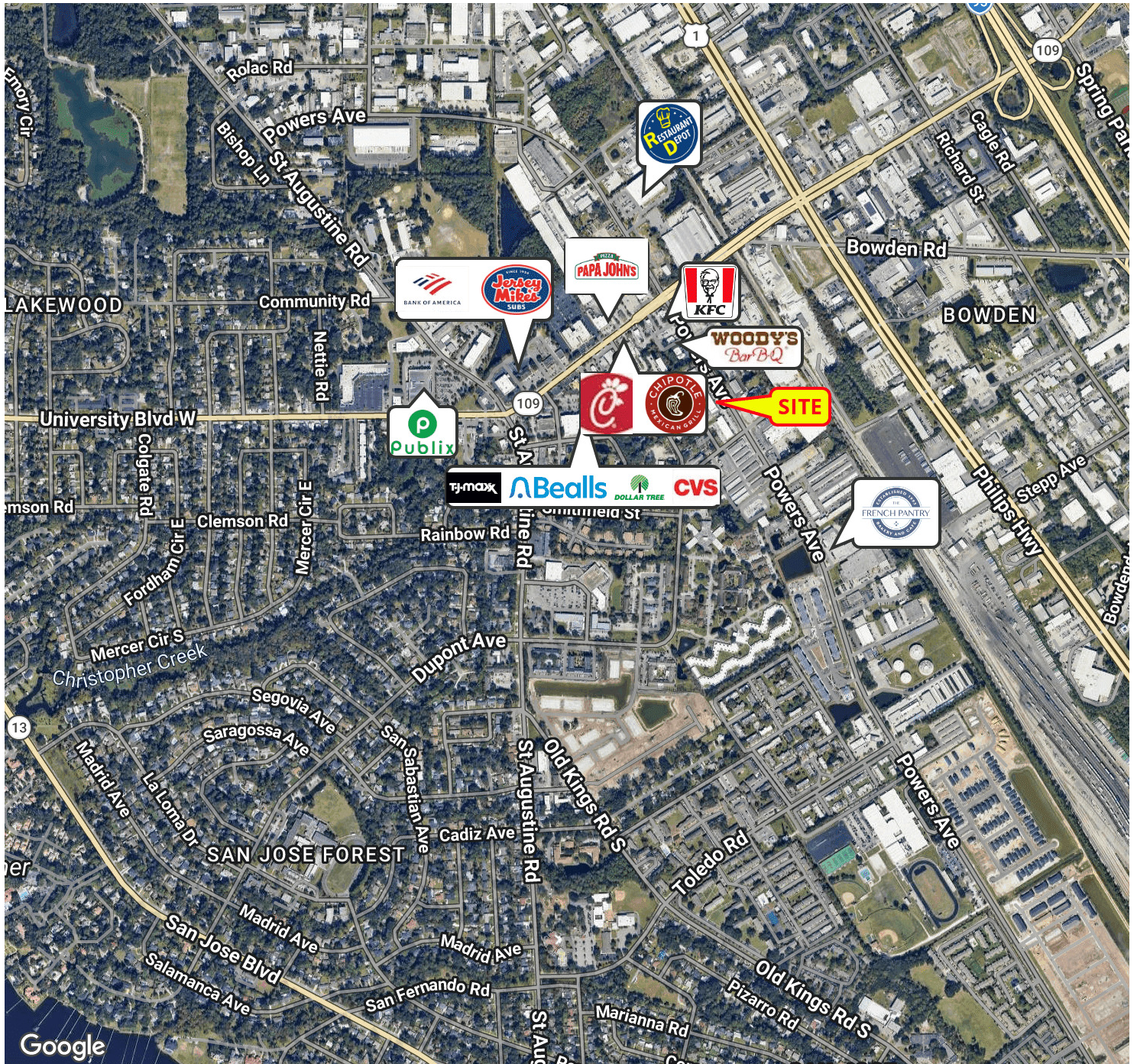
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