



Retail  
for Lease

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Colliers Jacksonville  
76 South Laura Street, suite 1500  
Jacksonville, FL 32202  
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10750 Atlantic Blvd  
Jacksonville, FL 32225

Discovery Plaza Retail Shopping Center

**Lease Rate: \$22.00/SF (NNN)**

**Operating Expenses/NNN: \$4.95/SF**

**Endcap spaces available:**

**Unit #1647 - 600± SF**

**Unit #1659 - 1,650± SF**

66,979± SF retail center located on Atlantic Blvd at the St. Johns Bluff Road traffic light (SE Quadrant) positioned on the going-home side of Atlantic Blvd.

Site offers excellent visibility and exposure along heavily traveled Atlantic boulevard with an average 50,500± vehicles/day.

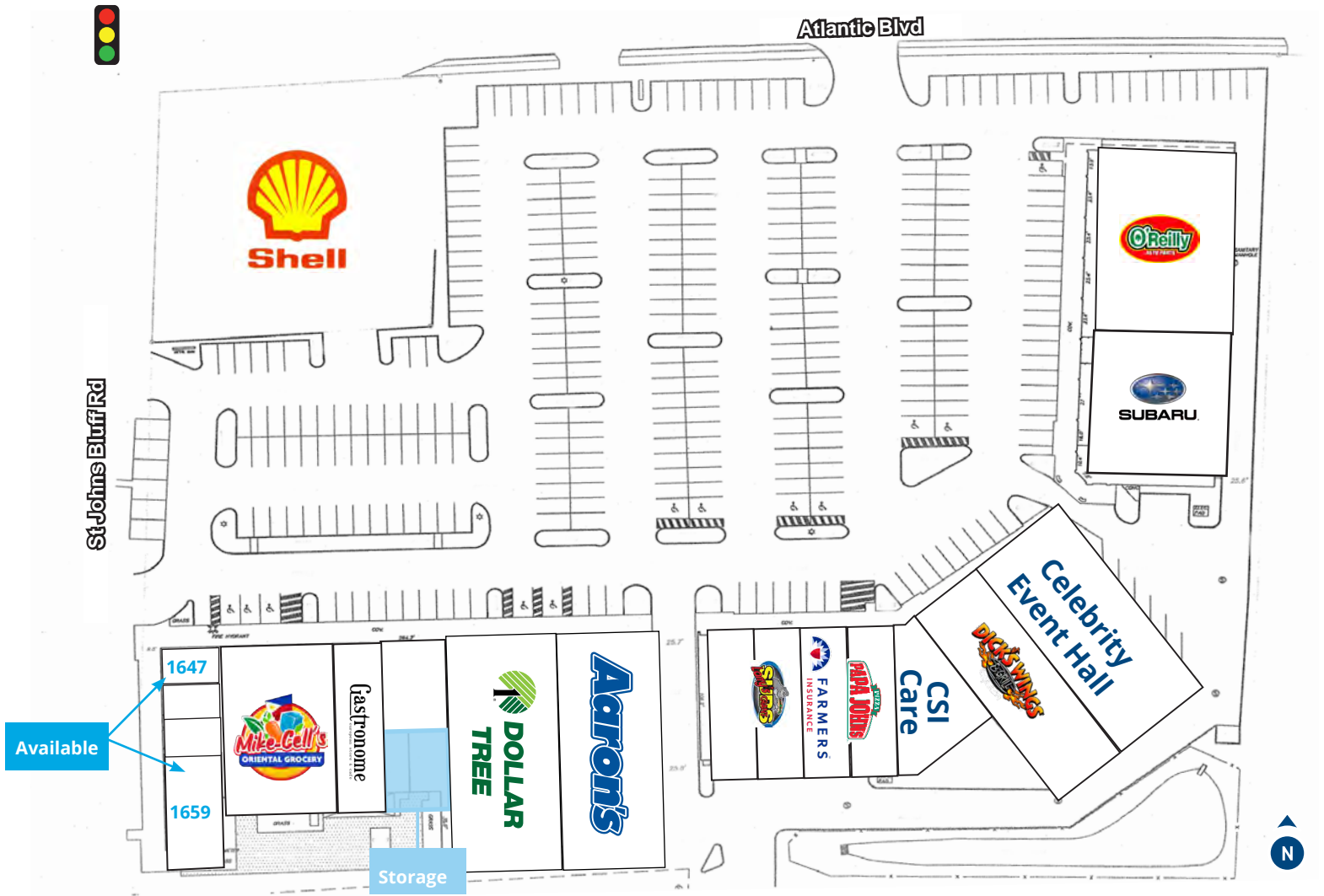
Site is zoned: CCG-2 (Commercial) and is just minutes from I-295, St Johns Town Center, Beaches, etc.

Anchored by O'Reilly Auto Parts, Dollar Tree and Aaron's.

# Photos



# Site Plan



Suite	Tenant	SF
10740	Aaron's	7,000
10732	Dollar Tree	8,840±
10734-A	Car Rental	1,250±
	Storage   Available	1,250±
10734-B	Gastronome Cafe	1,875±
10730	Mike-Cell Oriental Grocery	4,431±
1647	Available	600±
1651	Barber Shop	600±
1655	Hairz Looking at You	600±
1659	Available	1,650±

Suite	Tenant	SF
10750-1	O'Reilly Auto Parts	8,400±
10750-4	Subaru	4,621±
10750-8	Celebrity Events & Banquet Hall	7,200±
10750-10	Dick's Wing	4,800±
10750-11	CSI Special Care	2,476±
10750-12	Papa John's Pizza	1,500±
10750-13	Insurance Agency	1,200±
10750-14	Larry's Giant Subs	1,396±
10750-15	Smoke & Vape	2,450±

# For Lease



## Demographics | 5 mi radius



2022 Estimated Household Income  
**\$97,163**



2027 Projected Household Income  
**\$114,139**



2022 Estimated Population  
**216,269**



2027 Projected Population  
**221,061**

### Contact us:

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