

10663 MONACO DR, JACKSONVILLE, FL 32218



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	34,250 SF
Available SF:	1,500 - 12,500SF
Lot Size:	178,596 SF
Number of Units:	10
Year Built:	2016
Zoning:	CCG-1
Submarket:	North Jacksonville

PROPERTY OVERVIEW

Introducing a prime leasing opportunity in Jacksonville, FL! This property offers an ideal space for Retail tenants. With 5 units and a strong 80% occupancy rate, this property provides a compelling environment for retail businesses to thrive. Zoned CCG-1, the property offers versatility and convenience to potential lessees. Its strategic positioning, neighboring high traffic retail, presents an attractive opportunity for tenants seeking exposure to establish or expand their business.

PROPERTY HIGHLIGHTS

- - Ideal for retail tenants
- - 5 units available for lease
- - Constructed in 2016
- - Zoned CCG-1 for flexibility
- - Located in vibrant Jacksonville area
- - Strong 80% occupancy rate
- - High-traffic retail leasing opportunity

AMANDA RICHARDS **TYLER POWELL** **VASHA CARTER**

904.258.4524

770.298.0069

202.905.8578

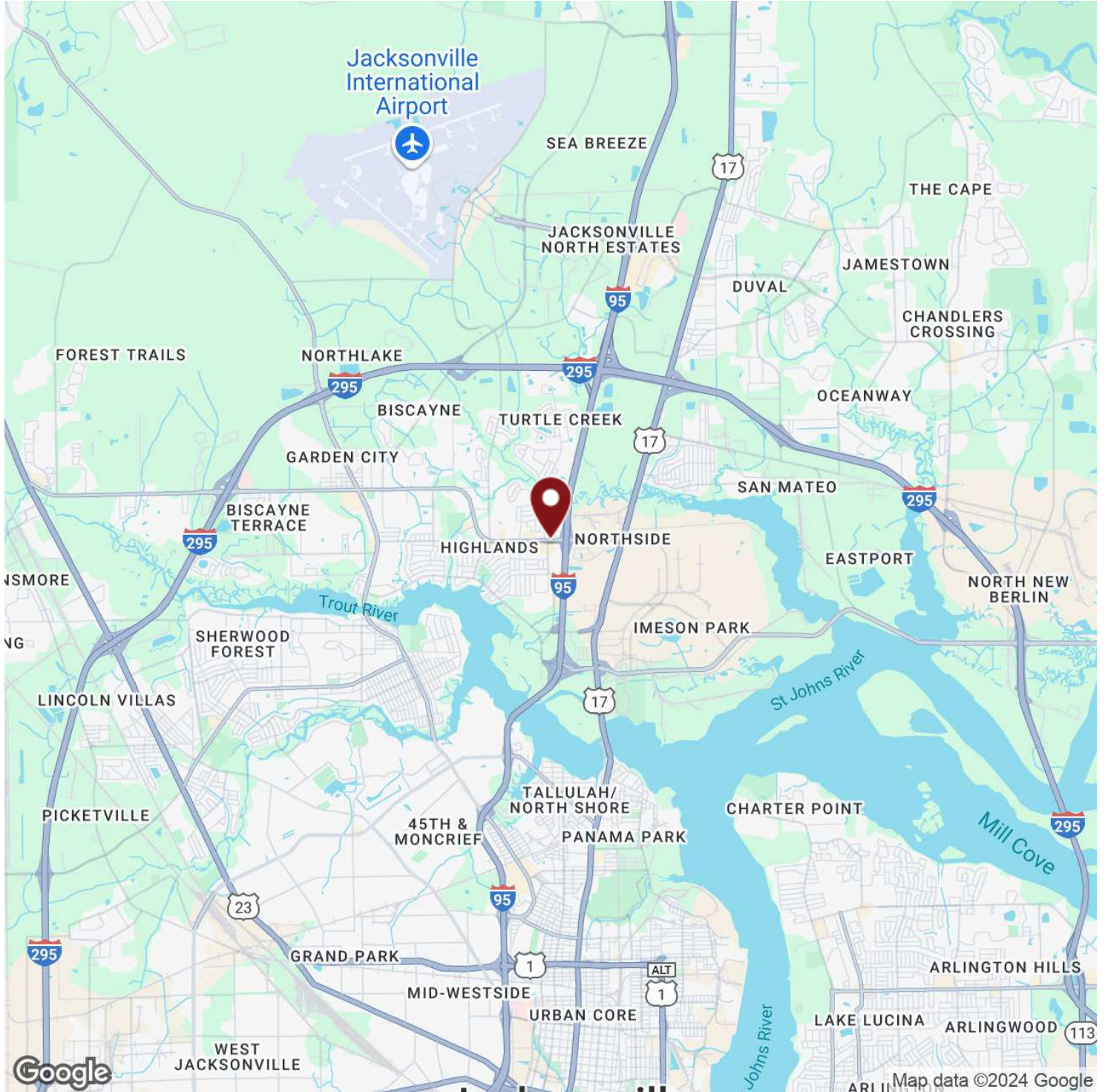
arichards@svrcom.com

tpowell@svrcom.com

vcarter@svrcom.com

MONACO SHOPPING CENTER

10663 MONACO DR, JACKSONVILLE, FL 32218



AMANDA RICHARDS **TYLER POWELL** **VASHA CARTER**

904.258.4524

770.298.0069

202.905.8578

arichards@svrcom.com

tpowell@svrcom.com

vcarter@svrcom.com



MONACO SHOPPING CENTER

10663 MONACO DR, JACKSONVILLE, FL 32218



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 12,500 SF	Lease Rate:	\$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 103-104	Available	1,500 - 3,000 SF	NNN	\$16.00 SF/yr	-
Suite 306	Available	2,000 SF	NNN	\$16.00 SF/yr	-
Suite 104	Available	1,500 SF	NNN	\$16.00 SF/yr	-
Suite 201-202	Available	2,000 - 4,000 SF	NNN	\$16.00 SF/yr	-

AMANDA RICHARDS TYLER POWELL VASHA CARTER

904.258.4524

770.298.0069

202.905.8578

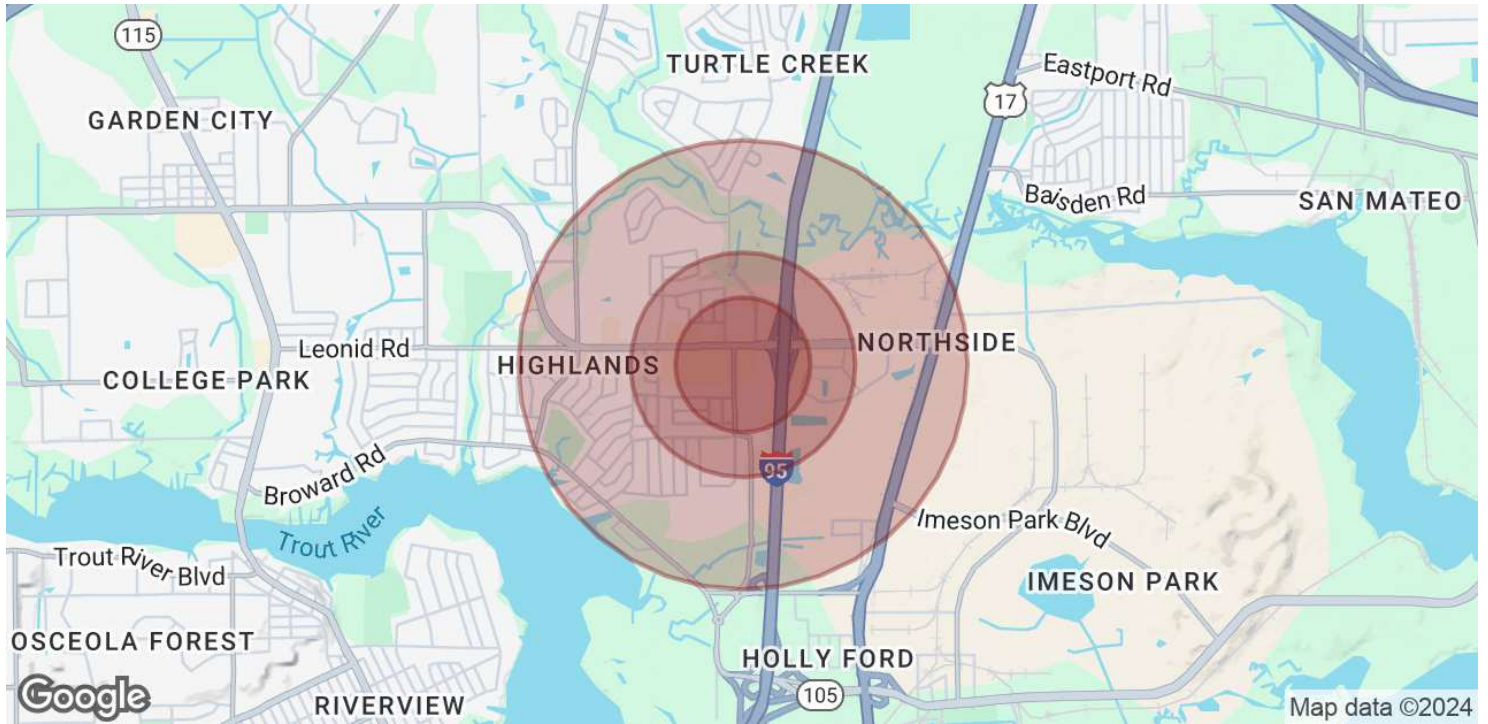
arichards@svrcom.com

tpowell@svrcom.com

vcarter@svrcom.com

MONACO SHOPPING CENTER

10663 MONACO DR, JACKSONVILLE, FL 32218



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	866	1,973	7,163
Average Age	37	37	38
Average Age (Male)	35	36	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	345	789	2,806
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$58,633	\$62,496	\$62,585
Average House Value	\$207,003	\$212,258	\$208,615

Demographics data derived from AlphaMap

AMANDA RICHARDS **TYLER POWELL** **VASHA CARTER**
 904.258.4524 770.298.0069 202.905.8578
 arichards@svrcom.com tpowell@svrcom.com vcarter@svrcom.com



MONACO SHOPPING CENTER

10663 MONACO DR, JACKSONVILLE, FL 32218



AMANDA RICHARDS

Commercial Advisor

Direct: 904.258.4524
arichards@svrcom.com



TYLER POWELL

Commercial Advisor

Direct: 770.298.0069
tpowell@svrcom.com



VASHA CARTER

Commercial Advisor

Direct: 202.905.8578
vcarter@svrcom.com

AMANDA RICHARDS **TYLER POWELL** **VASHA CARTER**

904.258.4524

770.298.0069

202.905.8578

arichards@svrcom.com

tpowell@svrcom.com

vcarter@svrcom.com