

# LEASE

## CCG-2 ZONED RETAIL STRIP CENTER

5806 St Augustine Road, Jacksonville, FL 32207



### PROPERTY DESCRIPTION

Retail strip center unit centrally located building in south Jacksonville. This recently renovated multi-tenant building is ideal for most professional businesses and is close proximity to other strip centers, business developments and residential properties.

### LOCATION DESCRIPTION

Located in Southside/San Marco area just NW of University Blvd W and St. Augustine Road intersection less than a mile from US1/Philips Highway and I-95.

### PROPERTY HIGHLIGHTS

- 15,900 Annual Avg. Daily Traffic (AADT)!
- Available Immediately!

### OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Available SF:	890 SF
Building Size:	5,216 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	125	594	3,357
Total Population	316	1,419	7,994
Average HH Income	\$97,252	\$94,460	\$81,569

**Eric Maimo**  
(904) 537-6443

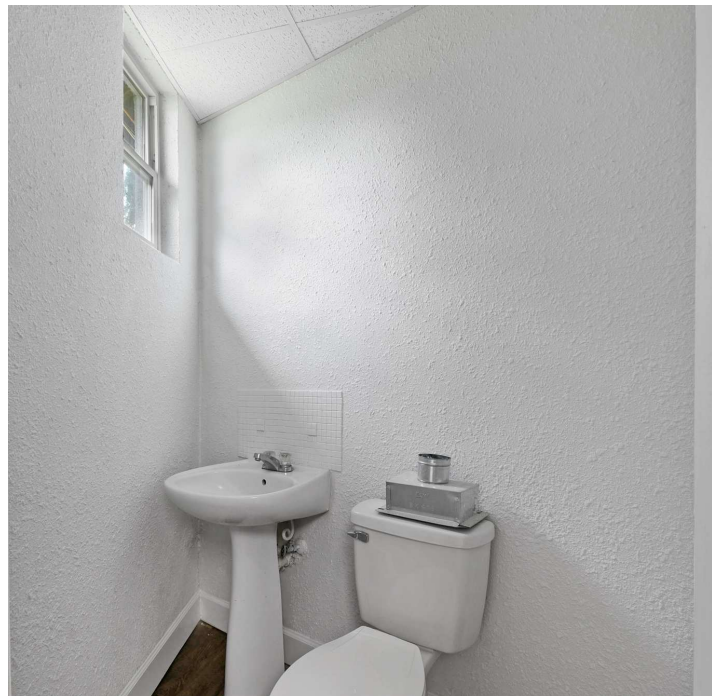


**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

# LEASE

5806 ST AUGUSTINE ROAD

Jacksonville, FL 32207



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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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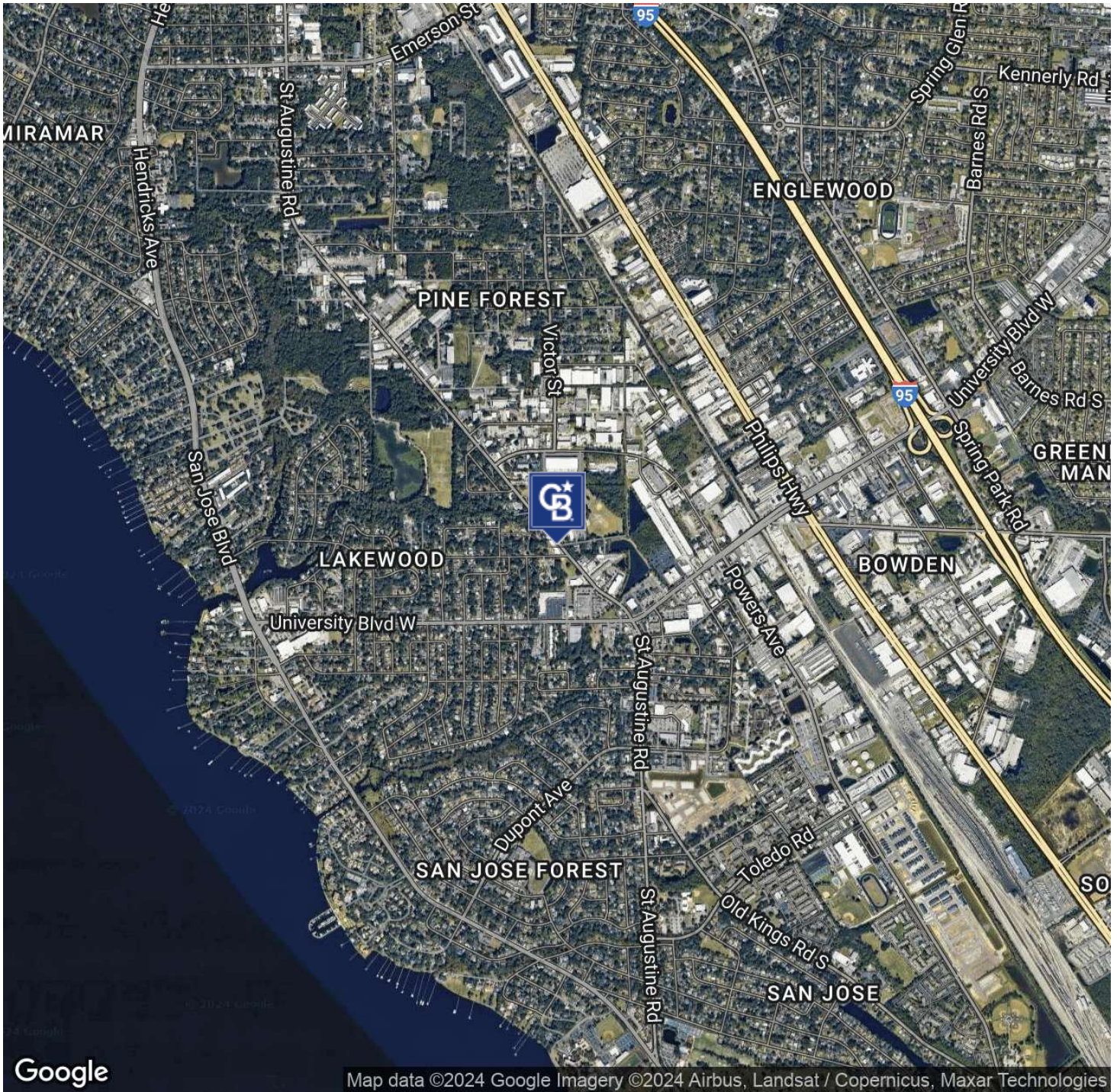


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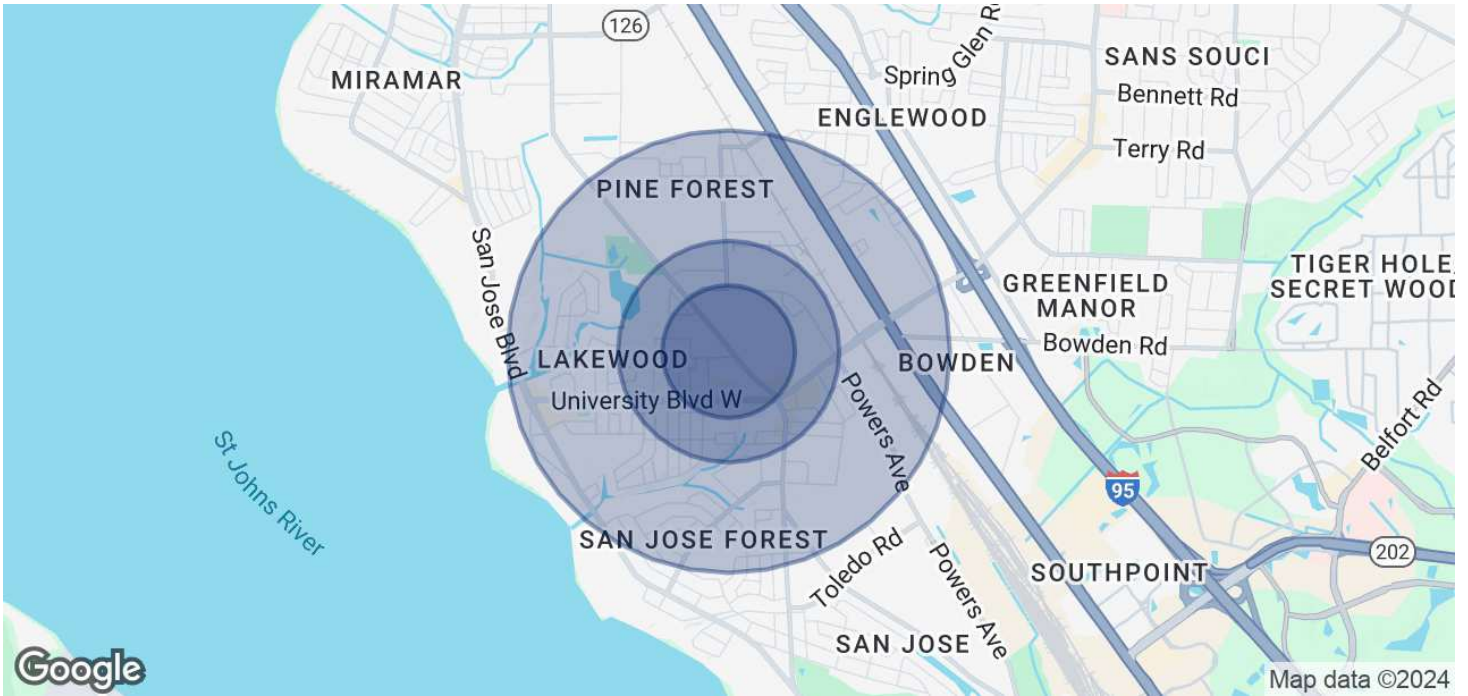


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	316	1,419	7,994
Average Age	42	43	43
Average Age (Male)	41	42	41
Average Age (Female)	43	45	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	125	594	3,357
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$97,252	\$94,460	\$81,569
Average House Value	\$328,494	\$367,274	\$354,792

Demographics data derived from AlphaMap

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