

# Shops at Timuquana

17,000 SF RETAIL CENTER

FOR LEASE

6011 103rd Street  
Jacksonville, FL 32210

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# THE SPACE

Location	6011 103rd Street Jacksonville, FL 32210
Size	2,600 SF
Space	Available 2/1/2027
Rent Per SF	\$25.00 PSF (Yearly)
Lease Type	NNN

**Notes** Available 2/1/2027. NNN = \$4.89 PSF.

## HIGHLIGHTS

- Traffic Count 26,500 vehicles per day on 103rd St.
- Diverse tenant mix including restaurant, service, and general retail uses
- Located 1.4 miles from I-295
- Two points of ingress/egress
- Ample Parking: 81 spaces
- Zoning: CCG-2 (Commercial Community/General)
- NNN Estimated at \$4.89/sf

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,558	83,799	180,934

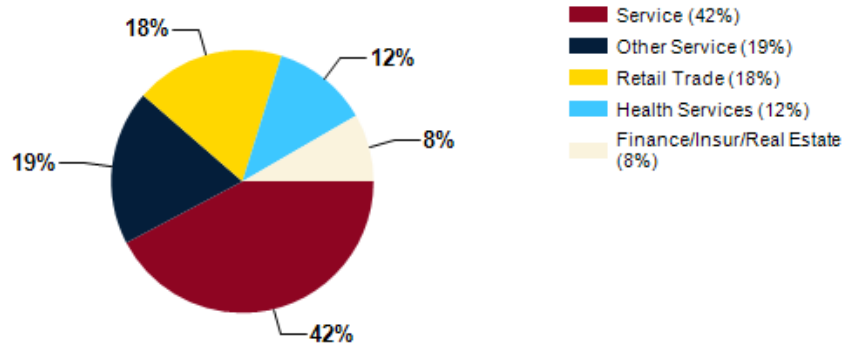
### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$73,709	\$80,687	\$84,153

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,853	33,324	73,222

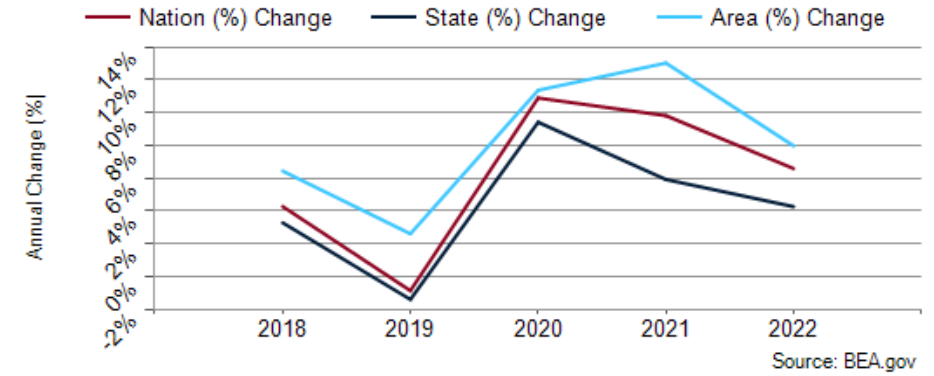
## Major Industries by Employee Count

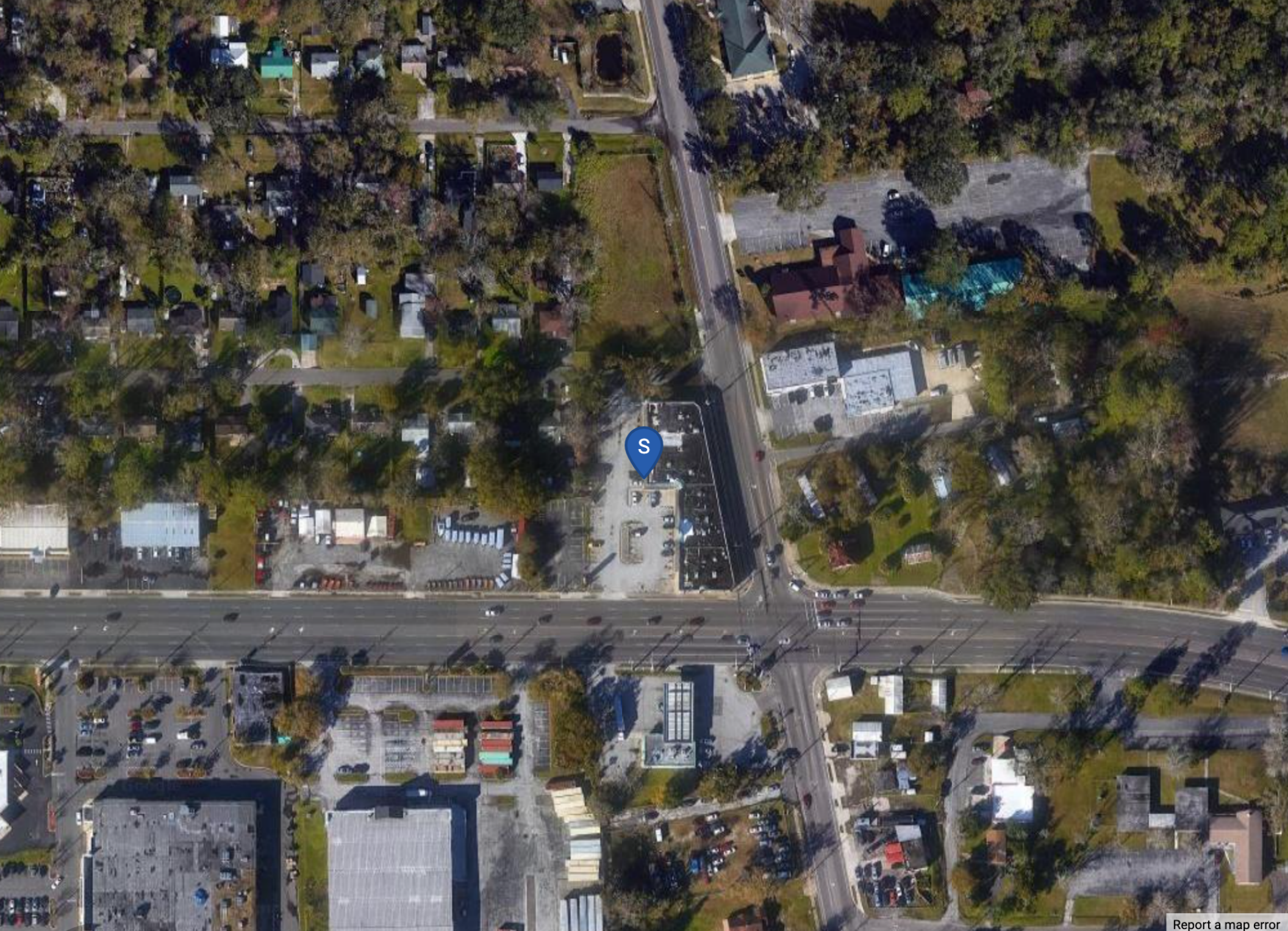


## Largest Employers

Naval Air Station Jacksonville	23,000
Duval County Public Schools	14,000
Baptist Health	14,000
City of Jacksonville	8,000
Mayo Clinic – Jacksonville	8,000
Bank of America	7,000
Florida Blue (GuideWell)	6,000
Fidelity National Information Services (FIS)	5,000

## Duval County GDP Trend





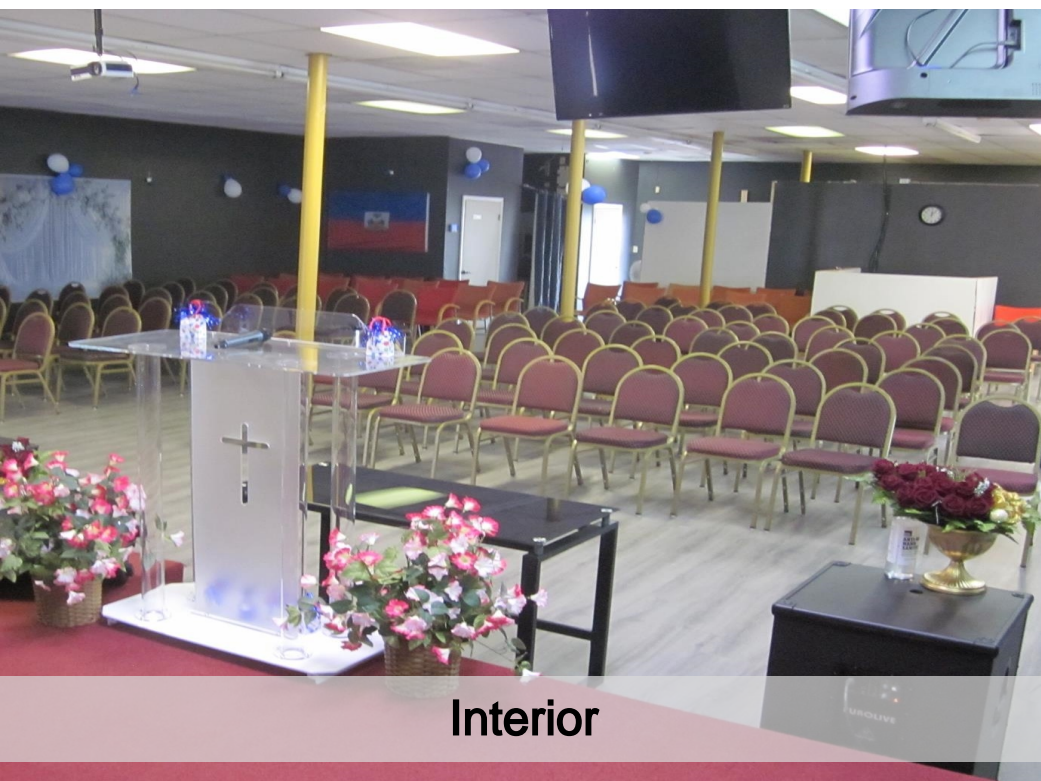
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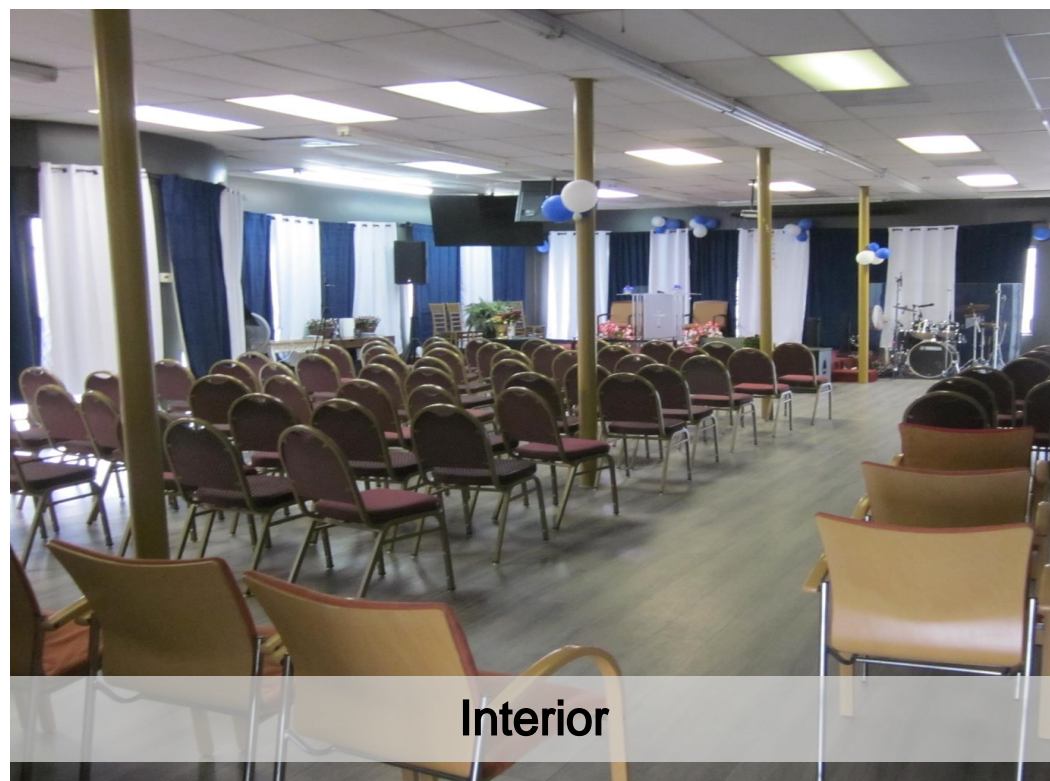
**Exterior Front**



**Interior**



**Interior**



**Interior**