



## Showcase Plaza

2151 Lane Avenue South  
Jacksonville, Florida 32210

### Property Highlights

- Recent improvements include new exterior paint, roof, and exterior lighting.
- Highly visible pylon signage on Lane Avenue with an average daily traffic count of over 14,900 cars per day.
- Multiple points of ingress/egress including access from the traffic light at Wiley Road.
- Conveniently located on JTA's Commonwealth/Lane transportation route with all-day service 7 days a week.
- Directly across from Lane Wiley Senior Center offering daily classes, activities, and community resources.

### Property Overview

Community shopping center serving the Hyde Park neighborhood of the Riverside Submarket of Jacksonville with a mix of local retail, service, and restaurant businesses.

### Offering Summary

<b>Lease Rate:</b>	\$12.00 SF/yr (NNN)
<b>Building Size:</b>	21,440 SF
<b>Available SF:</b>	806 - 5,034 SF
<b>Lot Size:</b>	1.48 Acres

### Demographics 1 Mile 3 Miles 5 Miles

<b>Total Households</b>	5,214	35,793	73,383
<b>Total Population</b>	13,311	90,290	183,045
<b>Average HH Income</b>	\$60,012	\$72,348	\$77,797

### For More Information



#### Austin Kay

Vice President, Retail Specialist  
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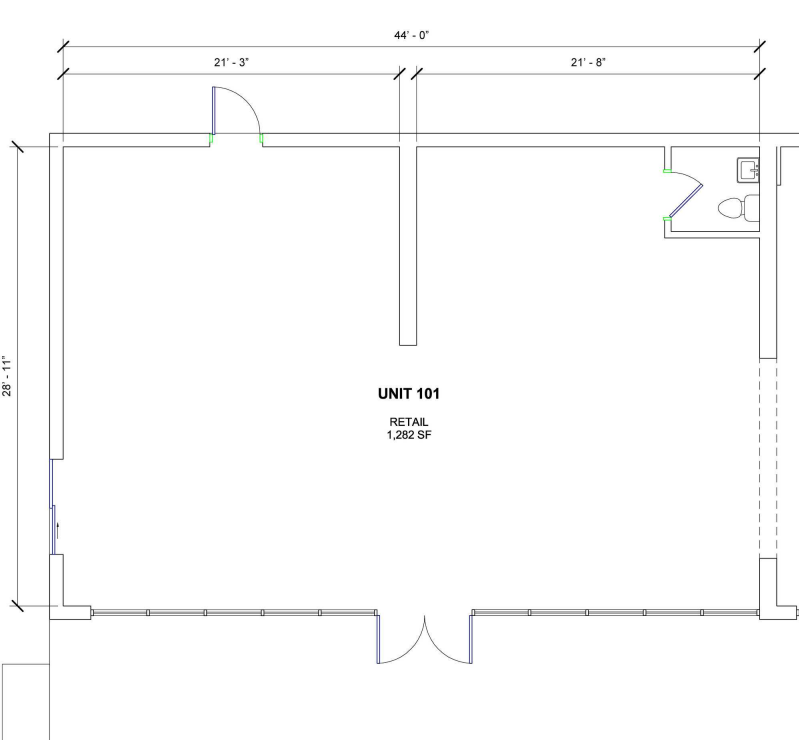


### Available Spaces

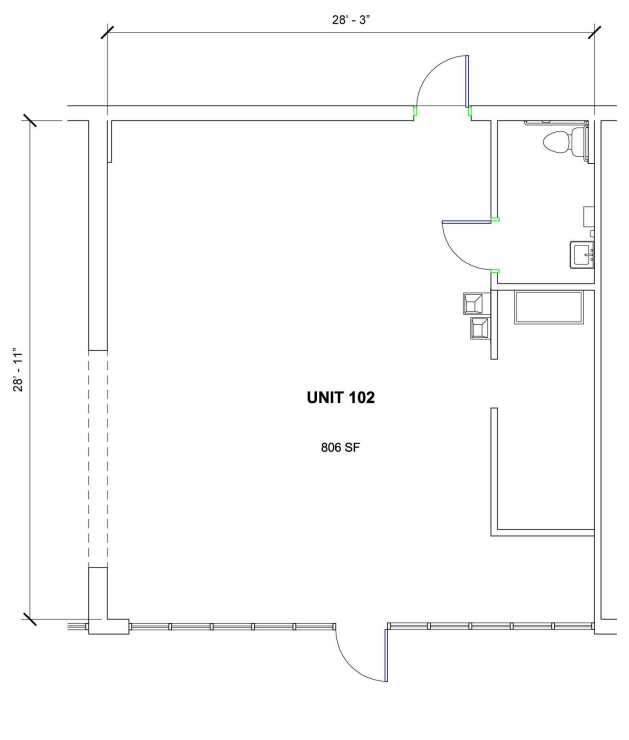
Suite	Tenant	Size	Type	Rate
101-105	Available	806 - 5,034 SF	NNN	\$12.00 SF/yr
201-203	Village Wash House	2,640 SF	NNN	-
204	P & L Seafood	880 SF	NNN	-
205	Available	815 SF	NNN	\$12.00 SF/yr
206	Ethiopian Restaurant	1,050 SF	NNN	-
301	Retail Shop	1,000 SF	NNN	-
302-305	Food Mart	2,000 SF	NNN	-
306-307	Evergreen Spa	1,200 SF	NNN	-
308-309	Available	1,092 SF	NNN	\$12.00 SF/yr



Unit 101-102 | 2,088 SF



Unit 101 | 1,282 SF



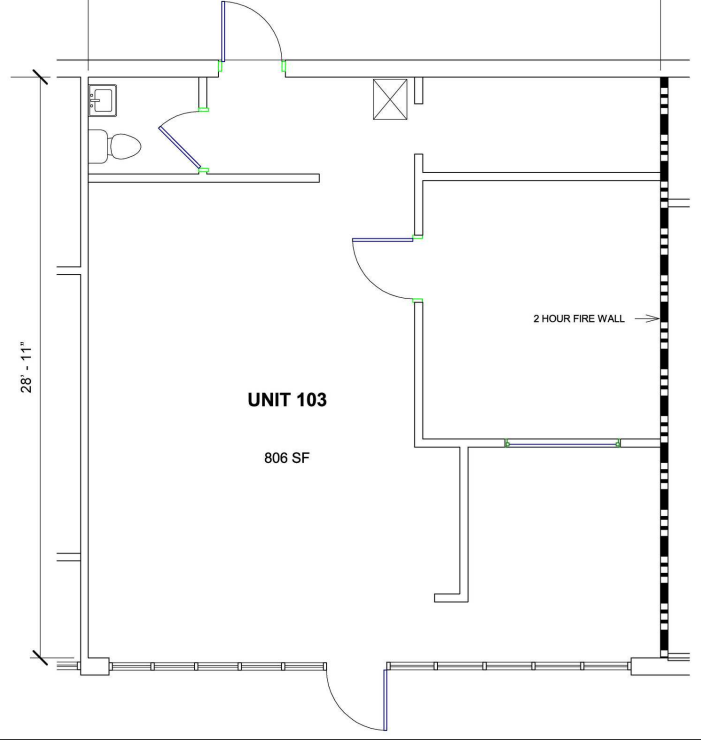
Unit 102 | 806 SF

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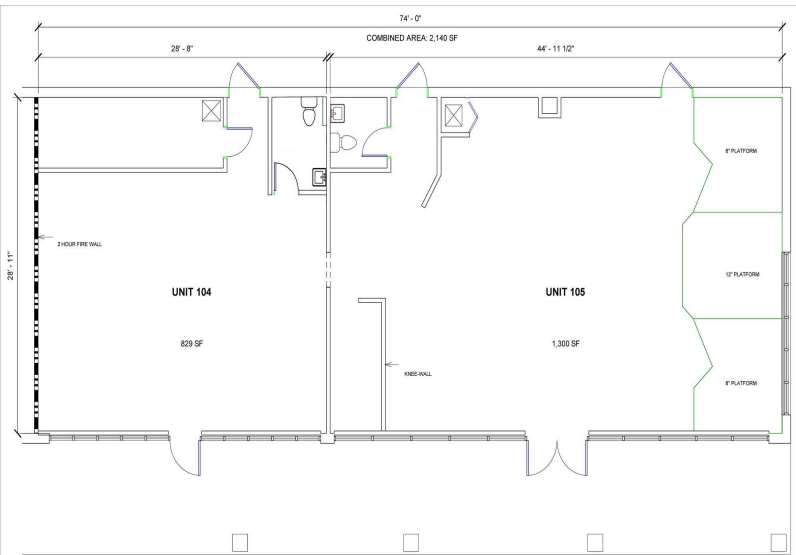
200 Riverside Avenue, Suite 5  
Jacksonville, FL 32202  
904 363 9002 tel  
[naihallmark.com](http://naihallmark.com)



Unit 103 | 806 SF



Unit 103 | 806 SF



Unit 104-105 | 2,140 SF



Unit 104-105 | 2,140 SF

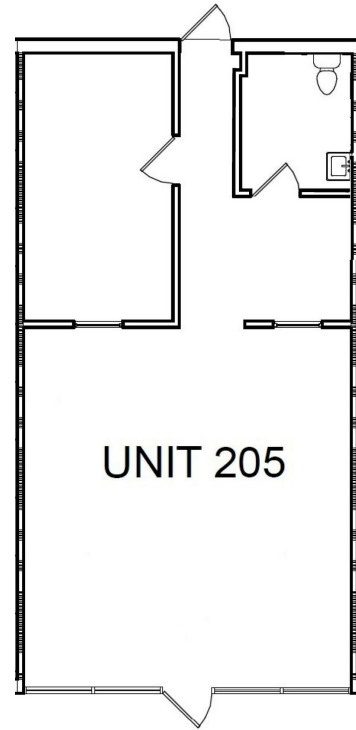
For Lease

806 - 5,034 SF | \$12.00 SF/yr

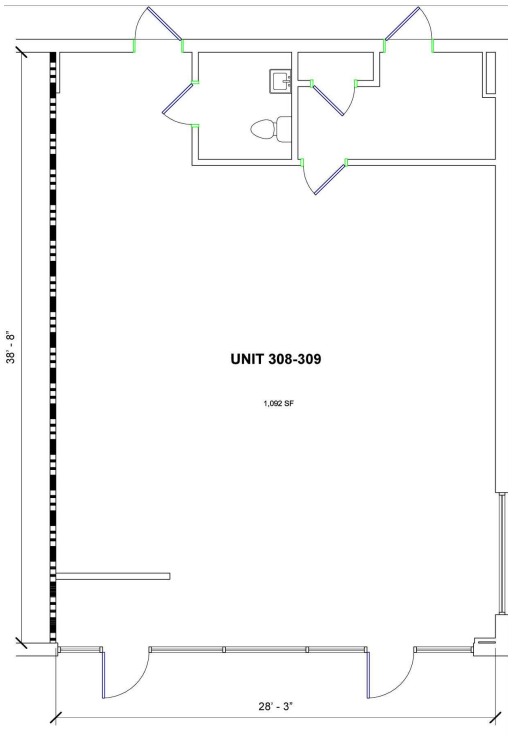
Retail Space



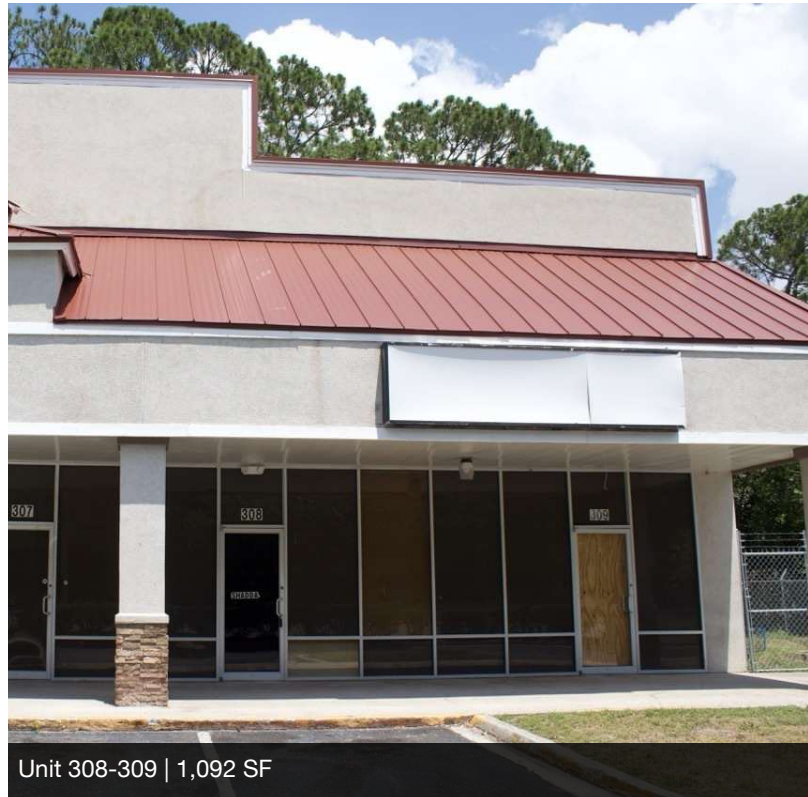
Unit 205 | 815 SF



Unit 205 | 815 SF



Unit 308-309 | 1,092 SF



Unit 308-309 | 1,092 SF

For Lease

806 - 5,034 SF | \$12.00 SF/yr

Retail Space



Village Wash House Coin Laundry



P & L Seafood



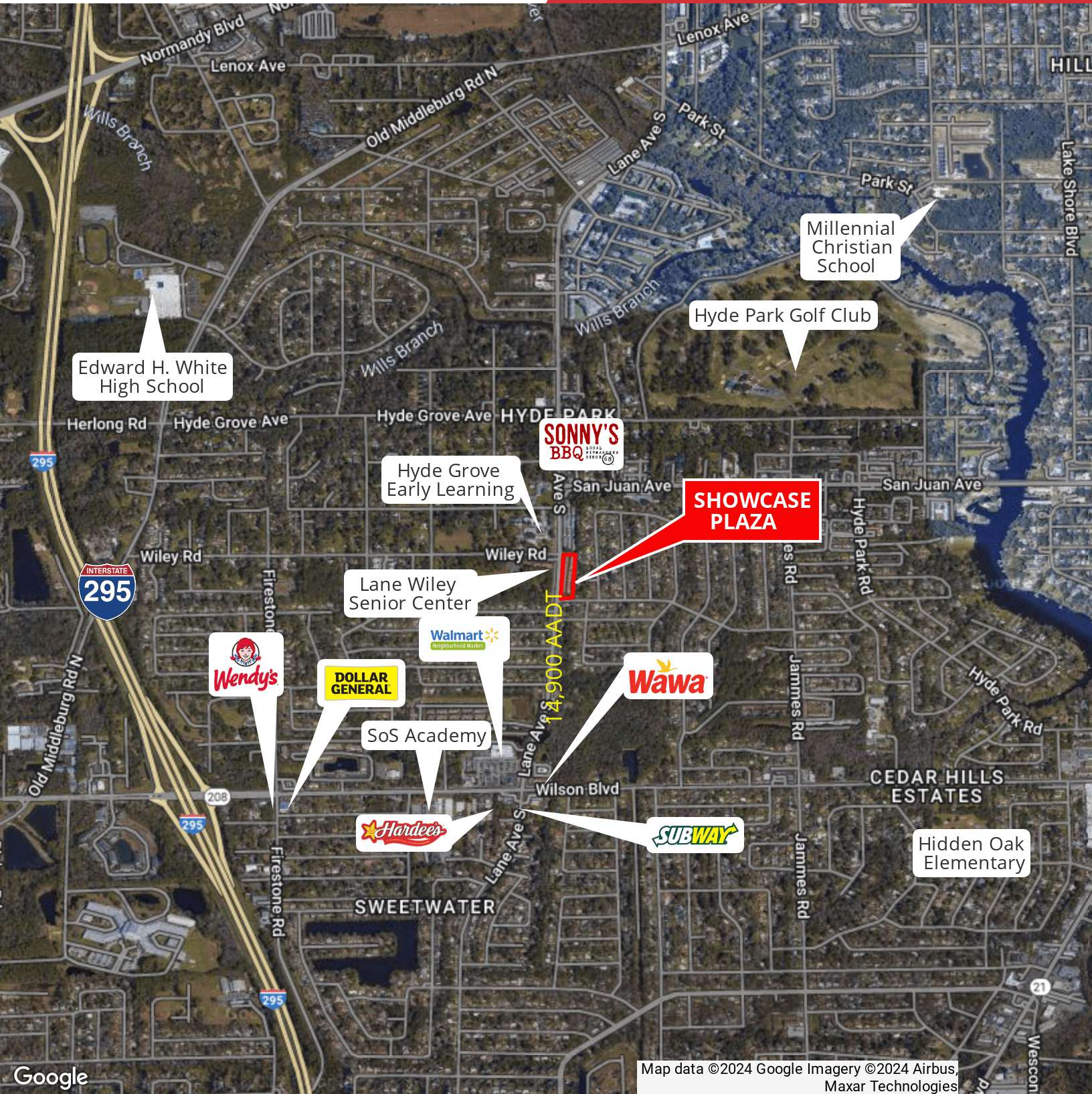
Lalibela Ethiopian Restaurant



Evergreen Spa

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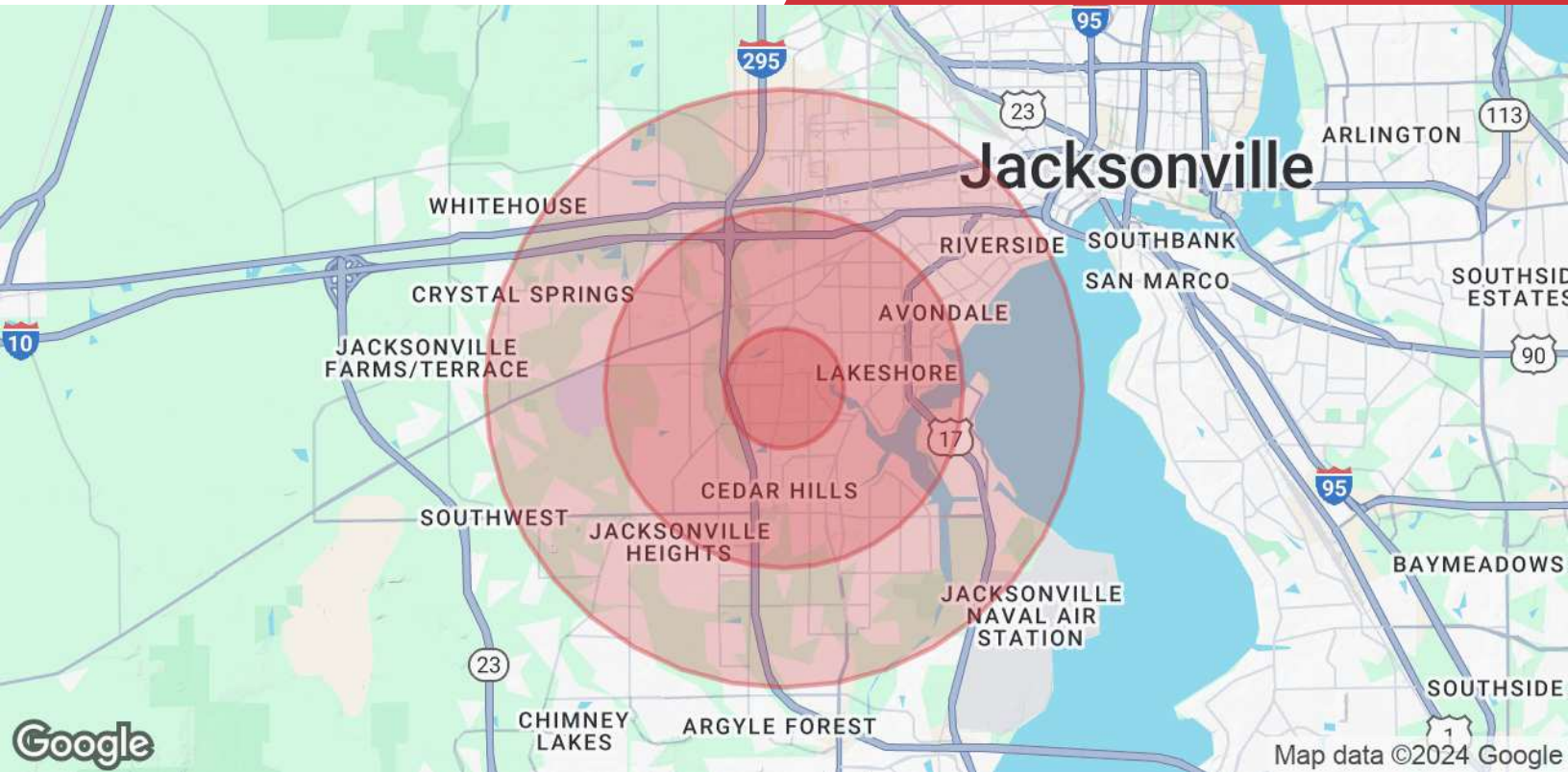


Google

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**Population**

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	13,311	90,290	183,045
<b>Average Age</b>	39	39	39
<b>Average Age (Male)</b>	38	38	38
<b>Average Age (Female)</b>	40	40	40

**Households & Income**

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	5,214	35,793	73,383
<b># of Persons per HH</b>	2.6	2.5	2.5
<b>Average HH Income</b>	\$60,012	\$72,348	\$77,797
<b>Average House Value</b>	\$227,667	\$233,822	\$272,337

*Demographics data derived from AlphaMap*