

Victory Plaza

FOR LEASE

6050 Moncrief Rd
Jacksonville, FL 32209

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THE SPACE

Location	6050 Moncrief Rd Jacksonville, FL 32209
Square Feet	2,000
Rent Per Month	\$2,500.00
Lease Type	NNN
Floor	1

Notes \$10.00 psf (Base Rent) + \$5.00 psf (NNN)

HIGHLIGHTS

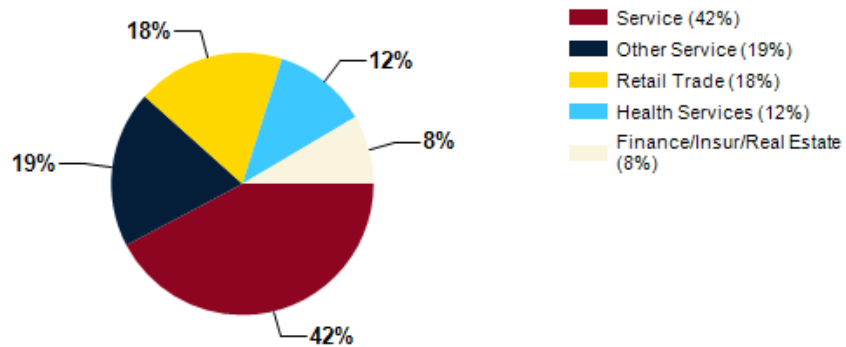
- Corner of signalized intersection
- Easy ingress/egress
- Ample parking
- 1.5 miles to I-95
- Tenants include barber, salon & apothecary, day school, clothing boutique, dance studio and adult education
- 2,000 sf restaurant space available

POPULATION		
1.00 MILE	3.00 MILE	5.00 MILE
9,034	76,238	162,439

AVERAGE HOUSEHOLD INCOME		
1.00 MILE	3.00 MILE	5.00 MILE
\$59,447	\$54,229	\$64,047

NUMBER OF HOUSEHOLDS		
1.00 MILE	3.00 MILE	5.00 MILE
3,597	30,048	65,596

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

