



1484 South 6th Street

Macclenny, Florida 32063

Property Highlights

- Winn Dixie anchored shadow center in MacClenny, Florida just off I-10, 20 miles west of Jacksonville.
- Traffic Count of 14,400 vehicles per 24 hours on 6th St & 30,500 on I-10
- Parcel ID# 05-3S-22-0000-0000-0054
- 50 Surface Spaces are available; Ratio of 9.54/1,000 SF
- General Commercial zoning allows for retail sales and service establishments
- Co-tenants include: WinnDixie, Firehouse Subs, Gibson McDonald Furniture & Mattress, Domino's Pizza, Southern Custom Floors, Tangles Hair Studio, Jackson Hewitt, and Crooked Rooster Brewery with Woody's Bar-B-Que, KFC, VyStar ATM and Verizon Wireless as outparcels.

Demographics

	1 Mile	5 Miles	10 Miles
Total Households	81	2,983	8,674
Total Population	269	9,389	27,231
Average HH Income	\$53,369	\$62,508	\$61,889

OFFERING SUMMARY

Available SF	1,000 SF
Lease Rate	\$12.00 SF/yr (NNN)
Building Size	5,000
Land Size	1.77 acres
Parcel ID	05-3S-22-0000-0000-0054
Zoning	General Commercial
Parking	Ratio of 9.54/1,000 SF
Traffic Count	14,400 A.A.D.T. on 6th & 30,500 on I-10

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
3	\$12.00 SF/yr	1,000

For more information



Austin Kay

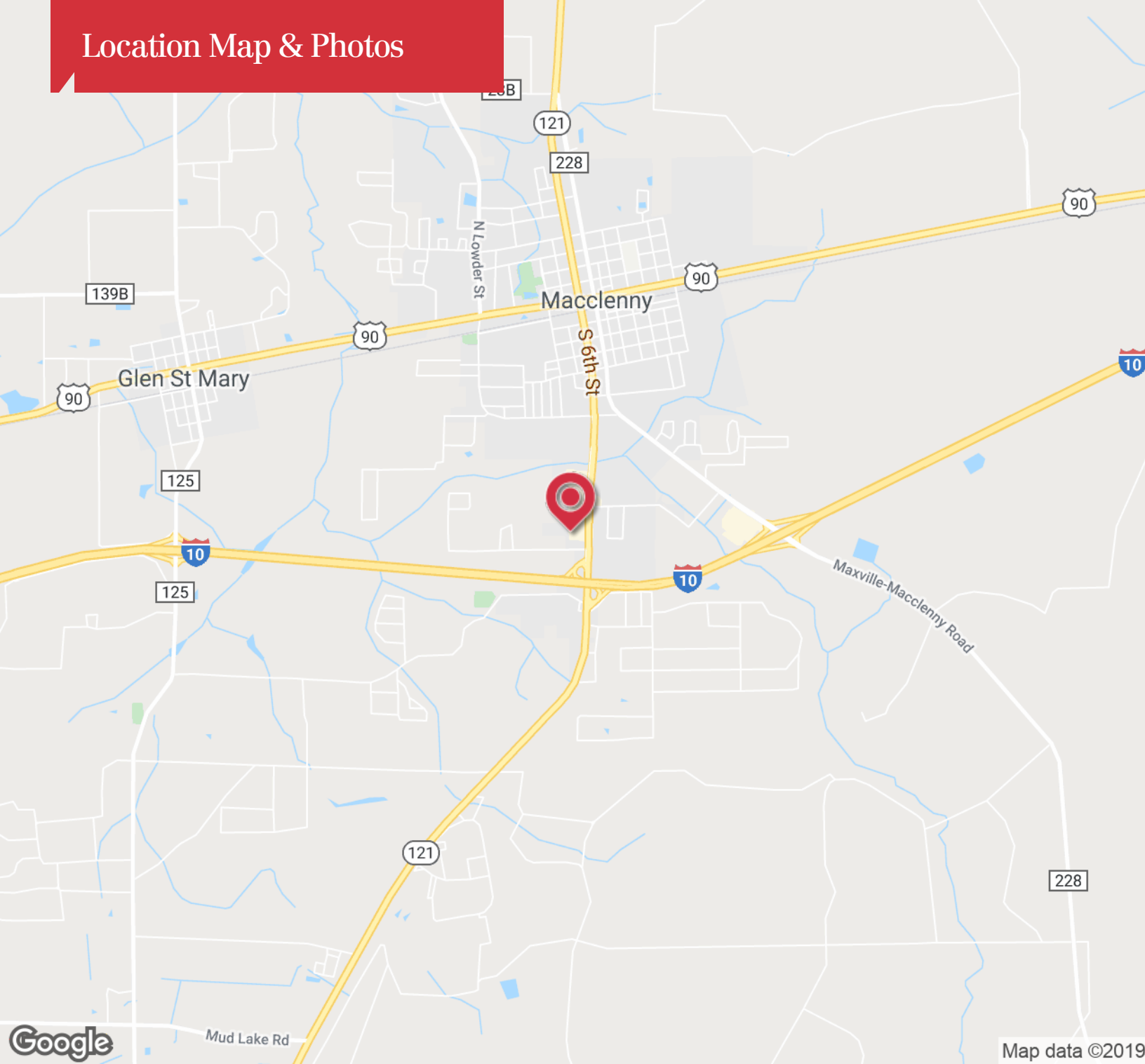
O: 904 493 4495
 ak@naihallmark.com



Eric Yi

O: 904 493 4494
 ey@naihallmark.com

Location Map & Photos



6675 Corporate Center Parkway
Jacksonville, FL 32216
904 363 9002 tel
<https://www.naihallmark.com>



Retailer Map



SUBJECT

14,400 A.A.D.T.

30,500 A.A.D.T.

Google

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