

RETAIL/OFFICE SPACE FOR LEASE

JACKSONVILLE CROSSING SHOPPING CENTER

2126 N First Street, Jacksonville

Off Hwy 67/167 Across from Wal-Mart off the Vandenburg / Air Force Base Exit

Next Door to Lowe's Home Center

Suite A

Faces West/Open Area/1 Restroom
Next door to Petsense-Now Open

3,000 SF \$2,750/mon (\$11/SF)

Suite C

Faces West/Open Area
Next door to Petsense-Now Open

2,970 SF \$2,725/mon (\$11/SF)

Suite J

Faces South/Open Area/2 Restrooms
Contiguous to Suite K & could be combined

2,400 SF \$2,200/mon (\$11/SF)

Suite K

Faces South/Multiple Rooms
Contiguous to Ste J & could be combined

1,500 Sf \$1,375/month (\$11/SF)

Suite S

Faces South/Open/1 Restroom/1 Office

1,125 Sf \$1,125/month (\$12/SF)

**Rates Quoted are for Spaces
AS IS with all systems working**

Subject to Change

Expense Reimbursement (Addition to Rent)
**\$3.00 per SF per Year for Common Area
Maintenance (includes water/sewer), Taxes
and Property Insurance.**

- ◆ All spaces have at least one restroom, rear alley access and HVAC unit.
- ◆ Exterior of Property Renovated
- ◆ Plentiful Parking
- ◆ High traffic area near Lowe's / Walmart
- ◆ Highly-visible corner at Air Force Base Exit

CONTACT:

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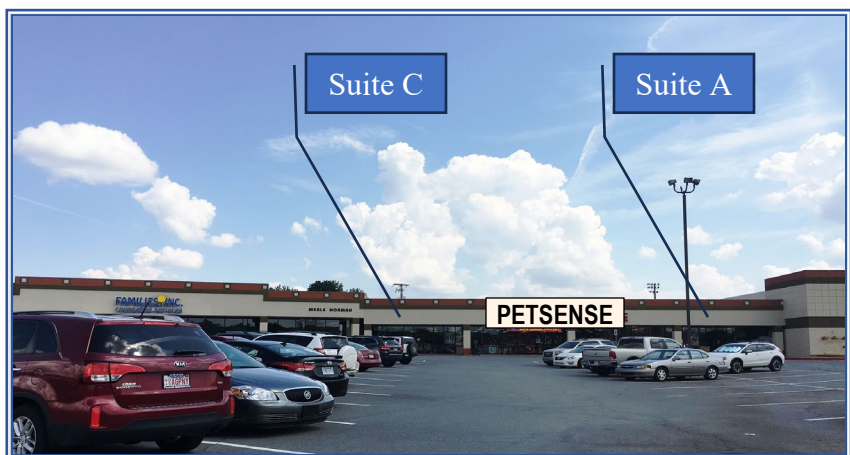
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1	VACANT – Suite A, 3000 SF
2	Petsense by Tractor Supply Co
3	VACANT – Suite C, 2970 SF
4	Sweat More Fitness Studio
5	Families Inc
6	The Game Store – Suite I, 5237 SF
7	VACANT – Suite J, 2,400 SF
8	VACANT – Suite K, 1500 SF
9	Roma Italian Restaurant
10	City Nails
11	Throatcutters Barber Shop
12	First Street Café
13	Pizza Hut
14	Jackson Hewitt Tax Services
15	VACANT – Suite S, 1125 SF
16	Rent A Center
17	China Wok

