

# Shops at Timuquana

17,000 SF RETAIL CENTER

FOR LEASE

6011 103rd Street  
Jacksonville, FL 32210



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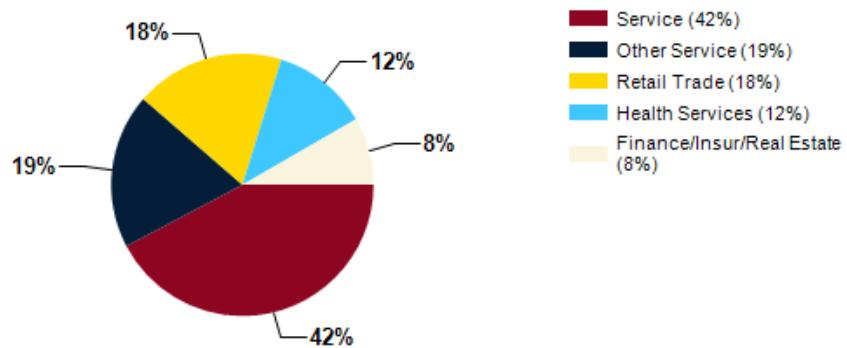


# HIGHLIGHTS

- 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

Suite	Tenant	Floor	Square Feet	Rent Per SF	Lease Type	Notes
4	Available	1	1,058	\$16.00	NNN	2nd generation restaurant
9	Available	1	700	\$16.00	NNN	NNN-\$4.89 psf

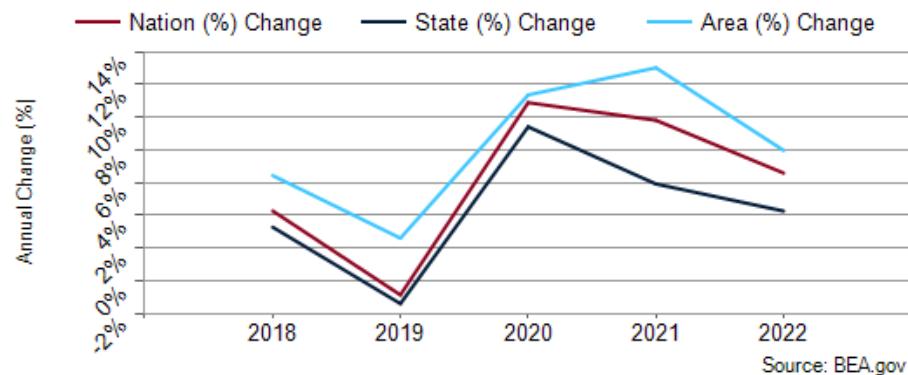
## Major Industries by Employee Count

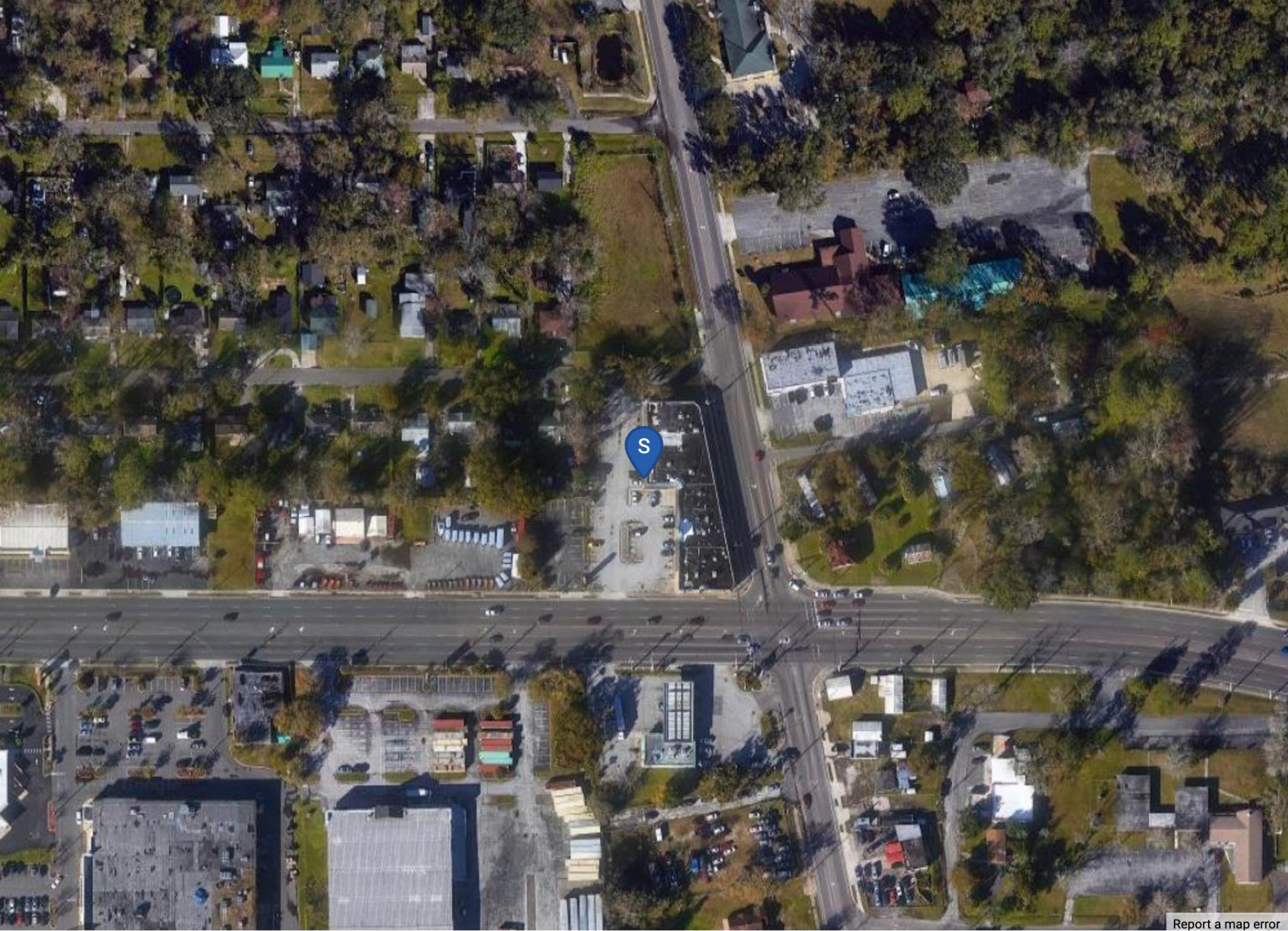


## Largest Employers

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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