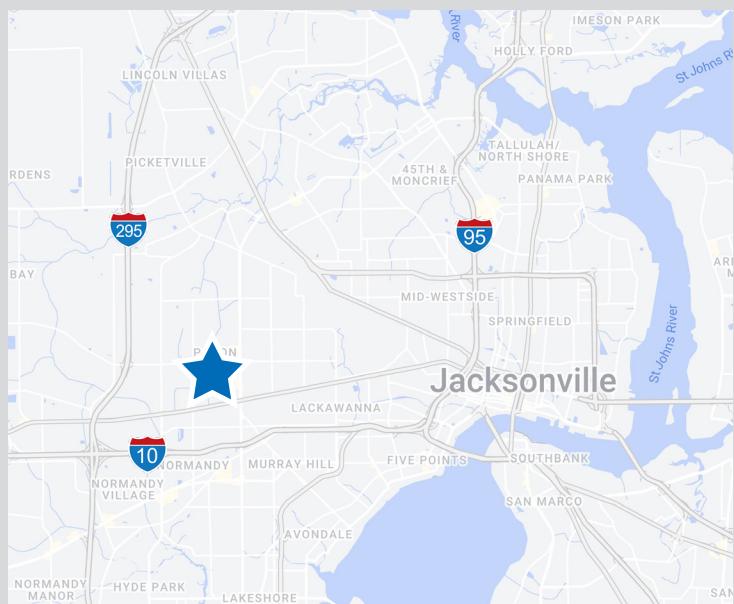


PAXON SHOPPING CENTER

700-778 NORTH EDGEWOOD AVENUE | JACKSONVILLE, FL | 32254



±123,000 SF SHOPPING CENTER ON ±8.82 AC - FOR LEASE



Size: ±123,000 SF

Land: 8.82 Acres

Occupancy: 86%

Zoning: CCG-2

Parking: 560 Spaces

Traffic: 27,000 VPD

Anchor Tenants:

- Save A Lot
- City Trends
- Family Dollar
- City Thrift

±5,075 SF - ±8,000 SF Available

BASE LEASE RATE: \$10.00 PSF
CAM: \$3.80 PSF

For further information, please contact our exclusive agents:

Kenzie Phelps Property Manager
kphelps@prgdevelopments.net

Newmark Phoenix Realty Group, Inc.

904.399.5222

10739 Deerwood Park Blvd. #310

Jacksonville, FL 32256

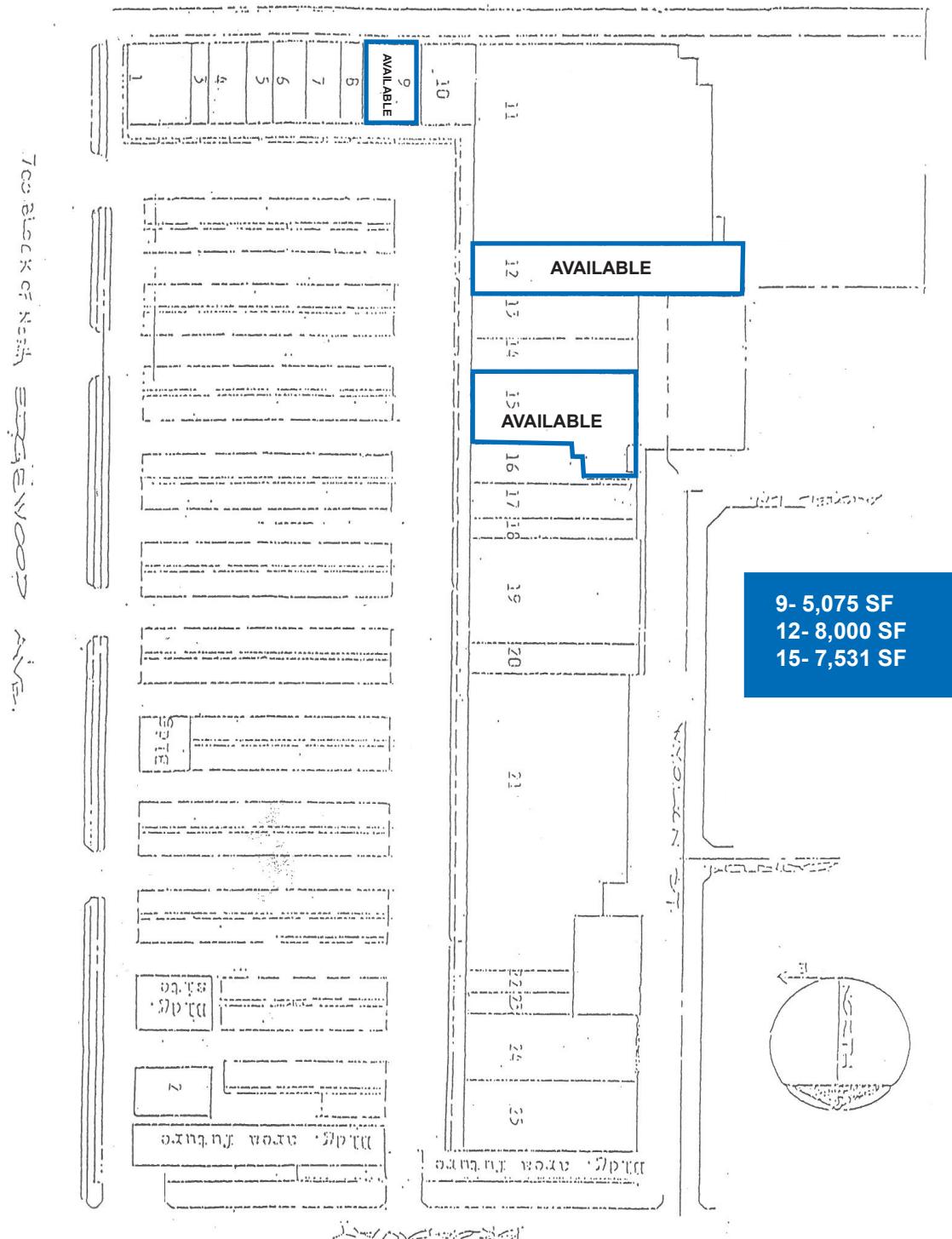
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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SITE PLAN

700-778 North Edgewood Avenue | Jacksonville, FL



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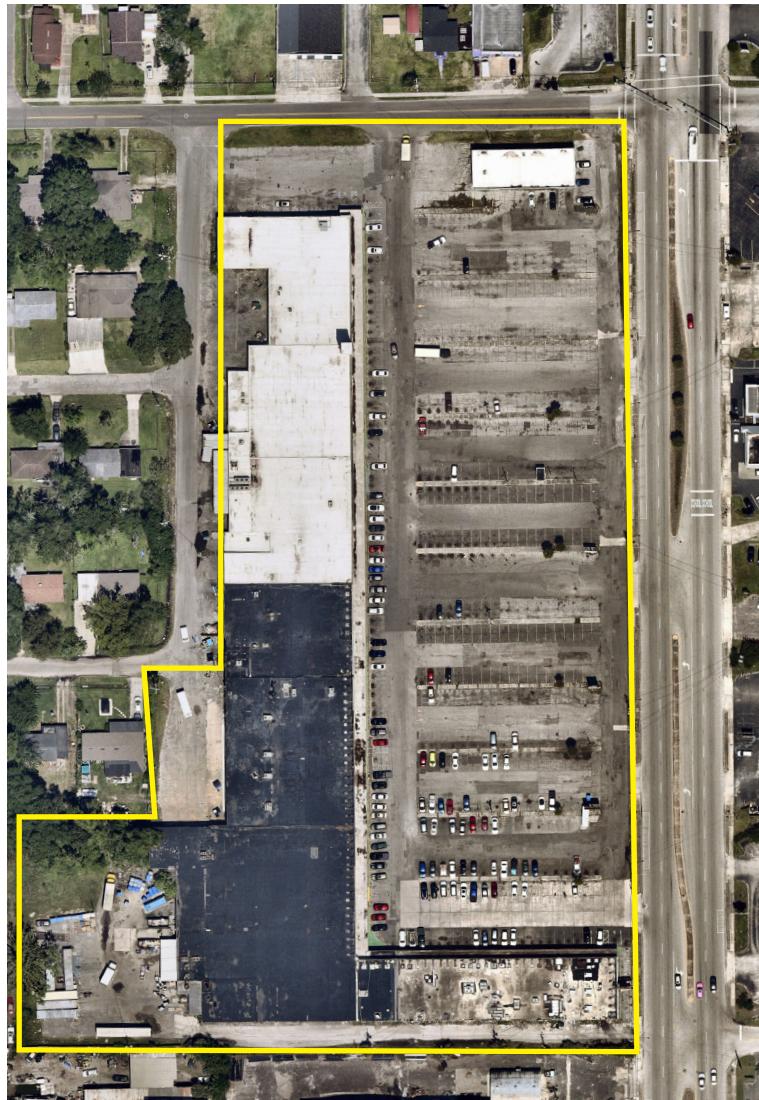
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Area Overview

700-778 North Edgewood Avenue | Jacksonville, FL



Point of Interest	Time	Miles
295 I-295	5 min	2.2
95 I-95	4 min	1
10 I-10	9 min	4
✈ Jax International Airport	20 min	16
🏢 Downtown	9 min	4

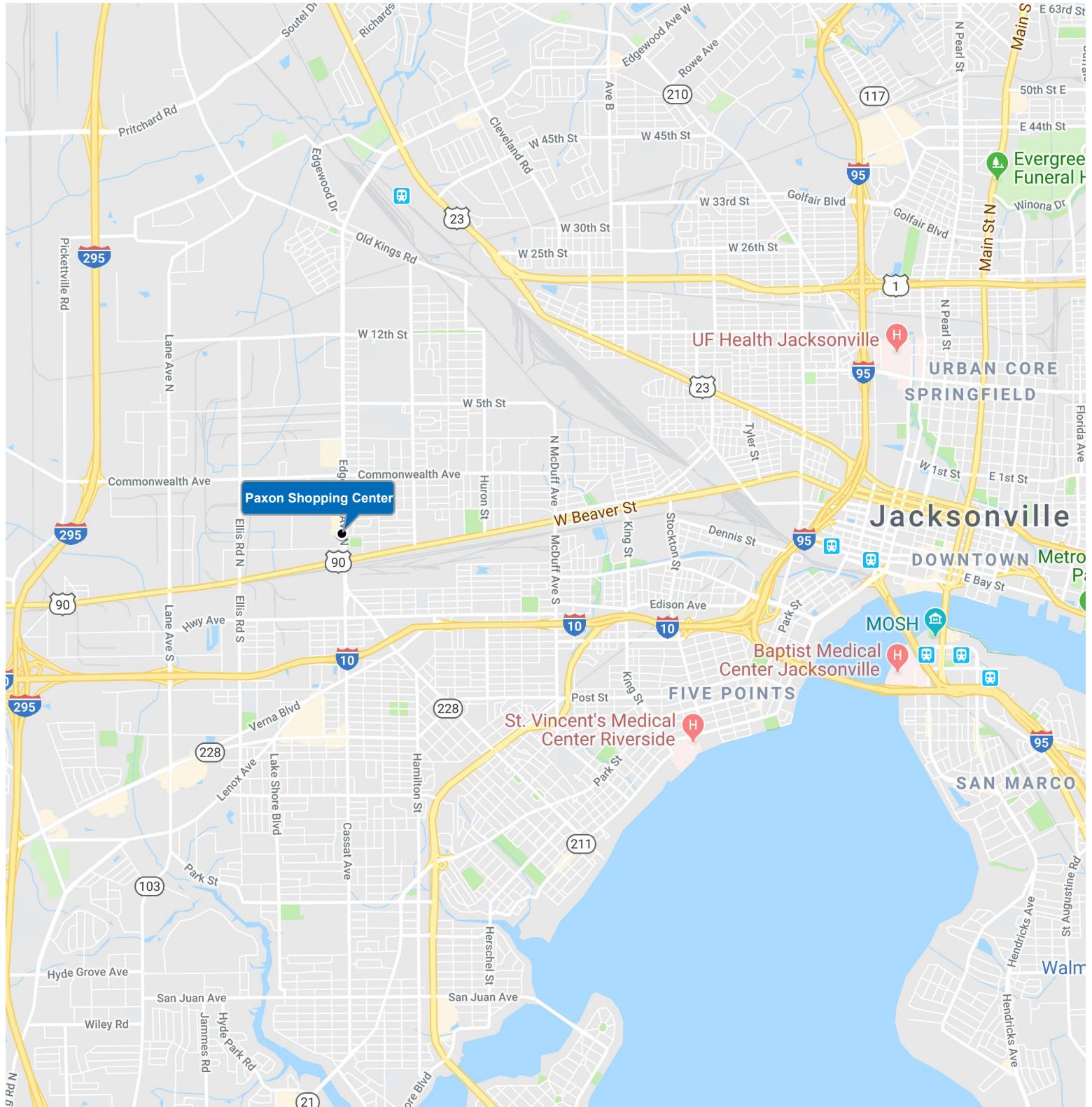


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Property Map

700-778 North Edgewood Avenue | Jacksonville, FL



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