



## 9,180 SF FREESTANDING BUILDING | FOR SUB-LEASE

1945 Kings Rd  
Jacksonville, FL 32209

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# PROPERTY OVERVIEW

Discover the perfect opportunity for your business at 1945 Kings Road, a former Family Dollar store. This freestanding retail property boasts an expansive 9,180 SF building situated on a 1.12-acre lot, offering ample paved parking and highly visible tall monument signage. Zoned CCG-1, it is ideal for a variety of retail ventures.

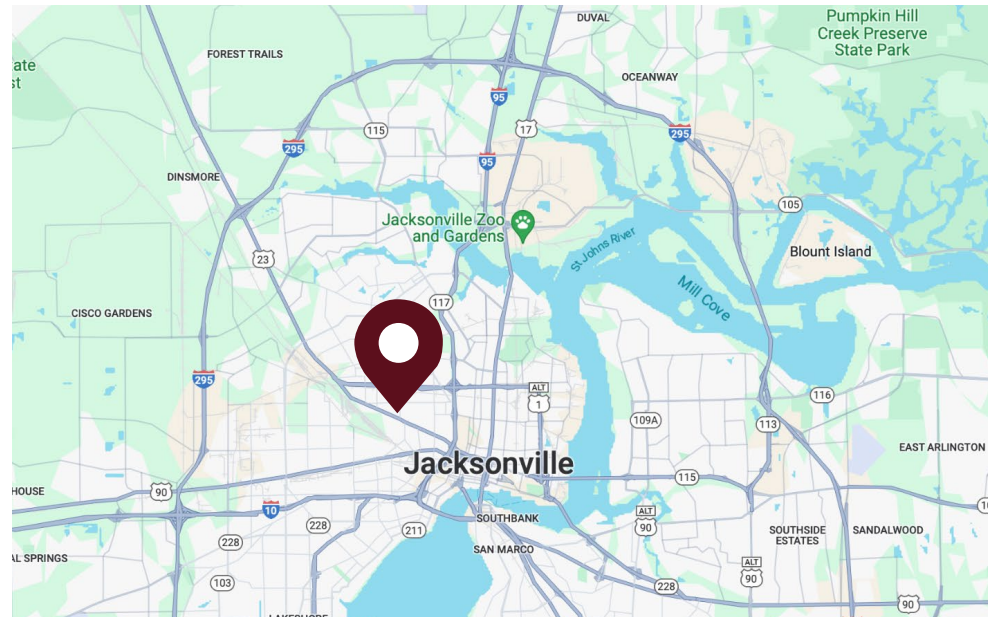
Strategically located and with tall monument signage, this site ensures excellent accessibility and high traffic visibility. Don't miss out on this prime location to elevate your business presence!

## LEASING SUMMARY

Address:	1945 Kings Road, Jacksonville, FL
Lease Rate:	\$19/SF
Lease Type:	Modified Gross
Building Size:	9,180 SF
Lot Size:	1.12 AC
Zoning:	CCG-1
Year Built:	2007
Property Type:	Freestanding Retail
Transaction Type:	Sub-lease
Sublease expiration date:	4/30/27
Parking:	± 34 paved parking spaces
Monument Signage:	Yes

## DEMOGRAPHICS

	3 MILES	5 MILES
Population	92,370	178,818
Households	39,167	75,000
Median Age	38.2	38.7
Median Household Income	\$37,320	\$43,931
Average Household Income	\$59,794	\$71,806



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# FLOOR PLAN

