

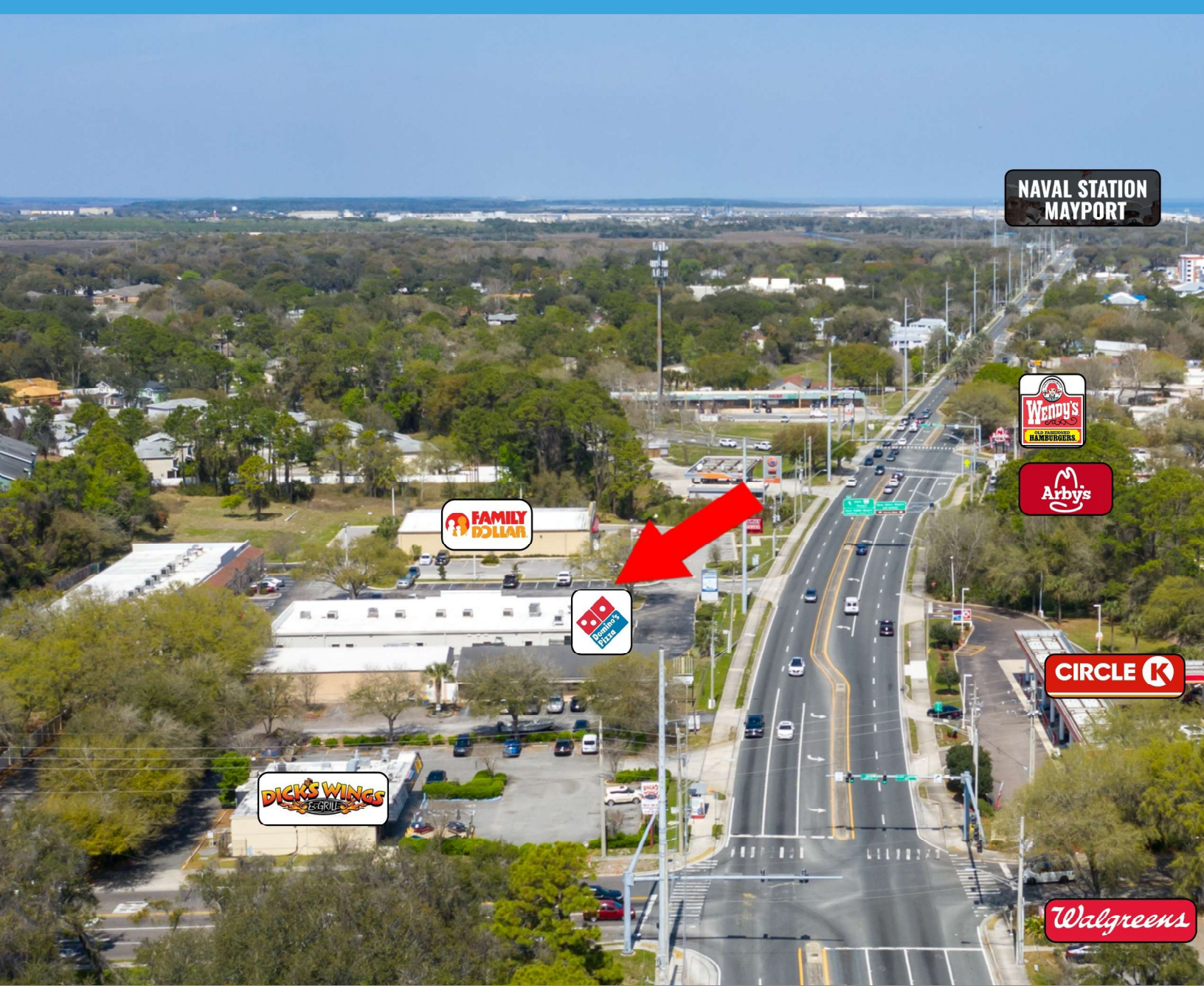


PROPERTY DESCRIPTION

- ▶ Lease Rate: \$18 PSF + NNN
- ▶ Up to 5,600 SF Available For Lease
- ▶ 29,000 ADT on Mayport Road
- ▶ 1.6 Miles from Mayport NS
- ▶ Ample Parking
- ▶ Lighted Intersection
- ▶ Pylon Signage
- ▶ Located directly off Mayport Road near A1A

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**NAVAL STATION
MAYPORT**



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2020 Total Population:	13,626	38,953	96,381
Median Age:	38	39	39
HOUSEHOLDS			
2020 Total Households:	4,857	14,558	36,976
Average Household Income:	\$58,863	\$71,198	\$74,714

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AERIAL VIEW



DISTANCE TO NAVAL STATION MAYPORT



NS MAYPORT

- ▶ Mayport Road is the Corridor to the Second Largest Naval Base on the East Coast: Naval Station Mayport
- ▶ 12 New Littoral Combat Ships Stationed at the Base
- ▶ Over 600 New Residential Units Completed or Currently Under Construction Within 1 Mile of the Subject Property.