

# Shops at Timuquana

6011 103rd Street, Jacksonville FL 32210

17,000 SF Retail Center



Prepared By

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# THE SPACE

Location

6011 103rd Street  
Jacksonville, FL, 32210

## 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



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,558	83,799	180,934



### AVERAGE HOUSEHOLD INCOME

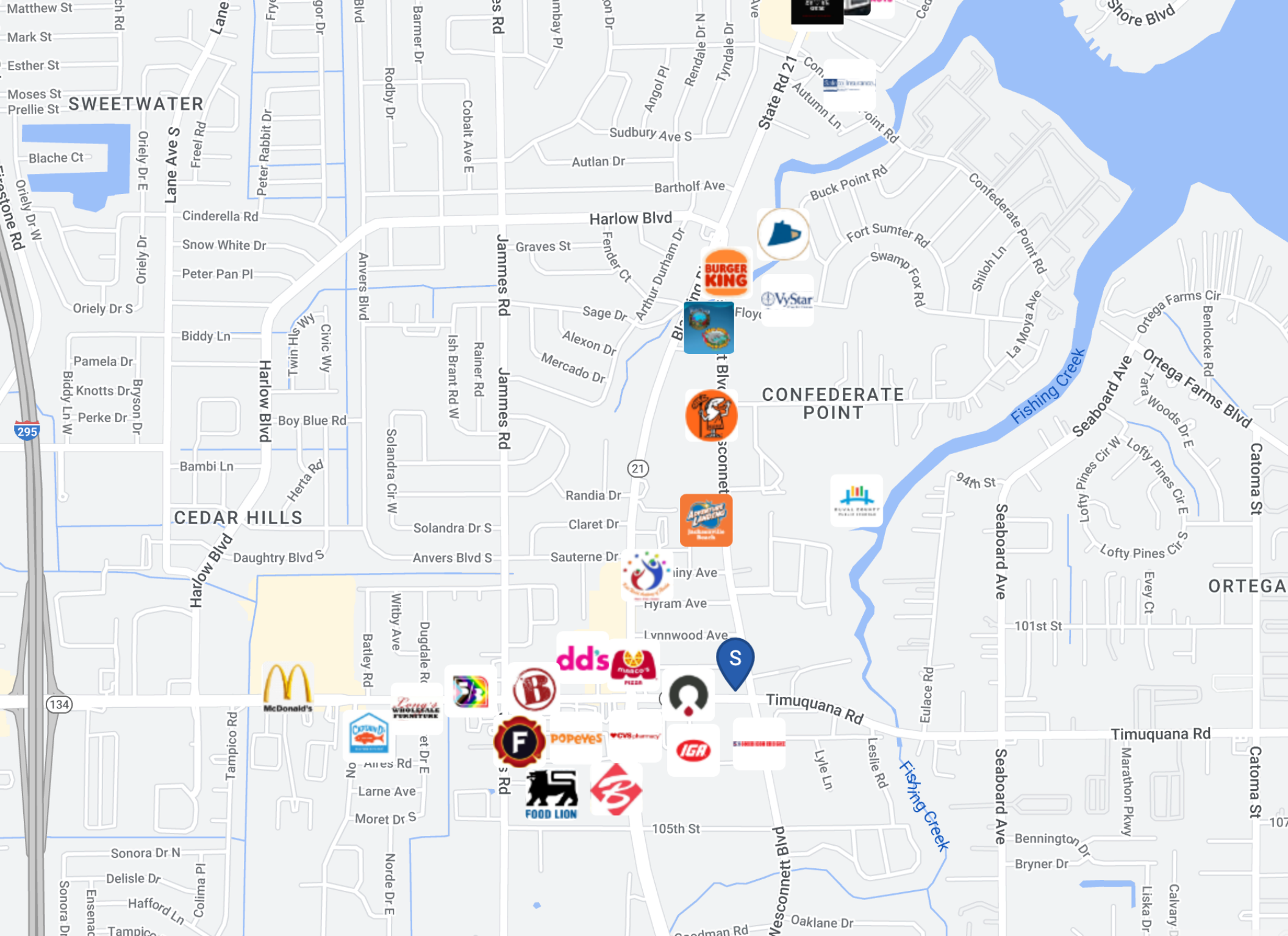
1.00 MILE	3.00 MILE	5.00 MILE
\$73,709	\$80,687	\$84,153



### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,853	33,324	73,222

Suite	Tenant	Floor	Square Feet	Lease Type	Notes
1	Available	1	2,600	NNN	Endcap
2	Available	1	1,200	NNN	
4	Available	1	1,058	NNN	2nd generation restaurant
7	Available	1	1,982	NNN	



**SWEETWATER**

**CEDAR HILLS**

**CONFEDERATE POINT**

**ORTEGA**

295

13A

21

Blache Ct

Lane S

Harlow Blvd

State Rd 21

Ortega Farms Blvd

Harlow Blvd

Jammes Rd

Confederate Point

Timuquana Rd

Oriely Dr S

Bambi Ln

Sauterne Dr

Timuquana Rd

Sonora Dr N

Delisle Dr

Hafford Ln

Colima Pl

Norde Dr E

Tampico

Moret Dr S

Larne Ave

Witby Ave

Batley Rd

Dugdale Rd

Witby Ave

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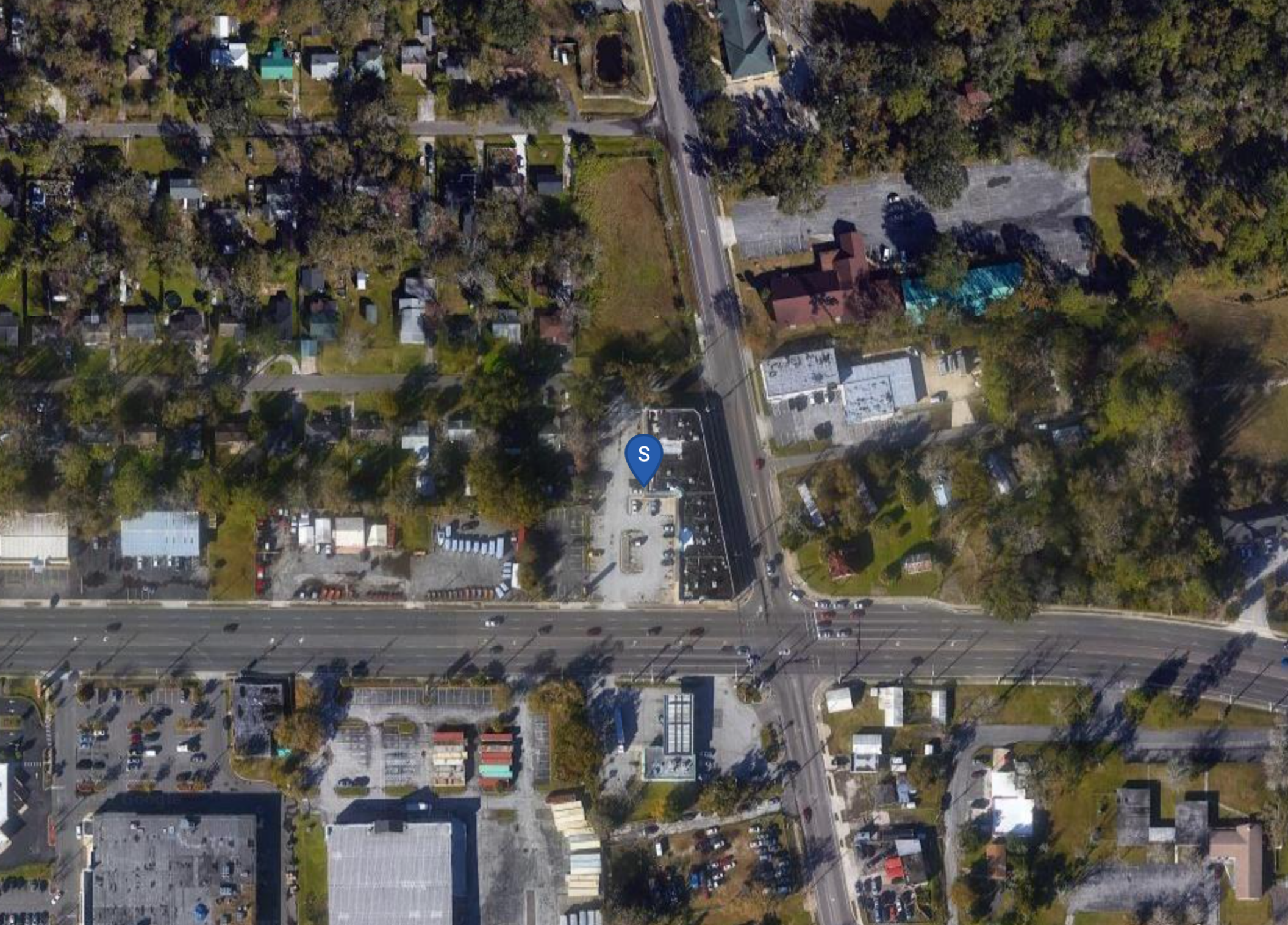
Witby Ave

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