



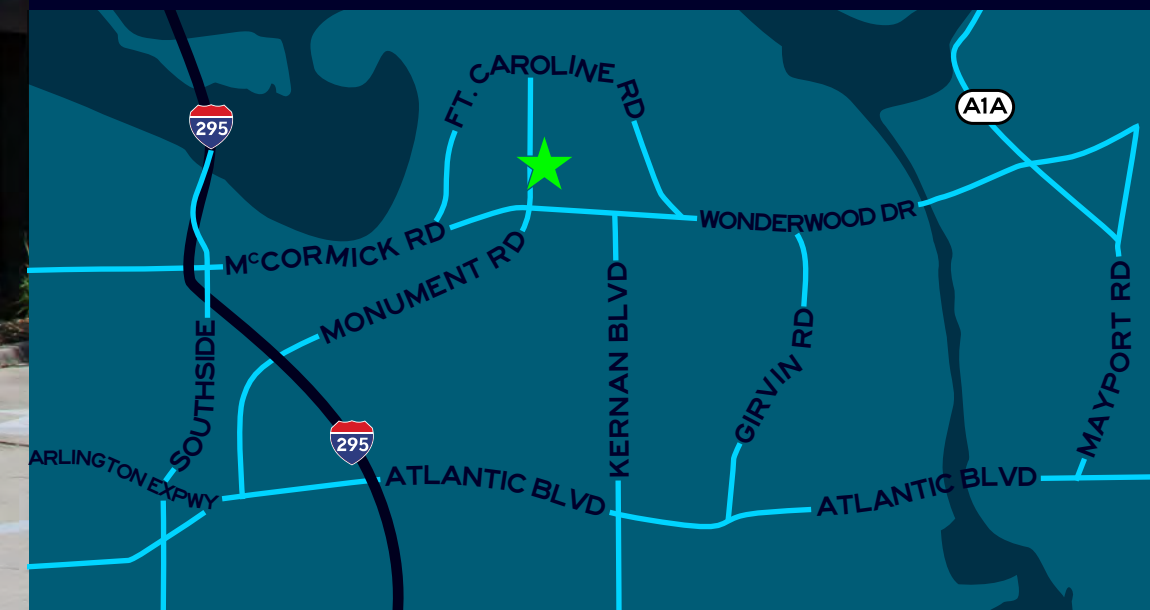
COBBLESTONE PLAZA

📍 3031 Monument Road | Jacksonville, FL 32225



FEATURES

- ◆ Located at signalized intersection at Monument Rd & Cobblestone Pkwy, the entrance to the Cobblestone residential community
- ◆ Multiple ingress/egress points
- ◆ Strong traffic counts on Monument Rd
- ◆ Dunkin' and KinderCare provide steady daily traffic
- ◆ Monument signage available



904.992.9000 ◆ leasing@ashproperties.com

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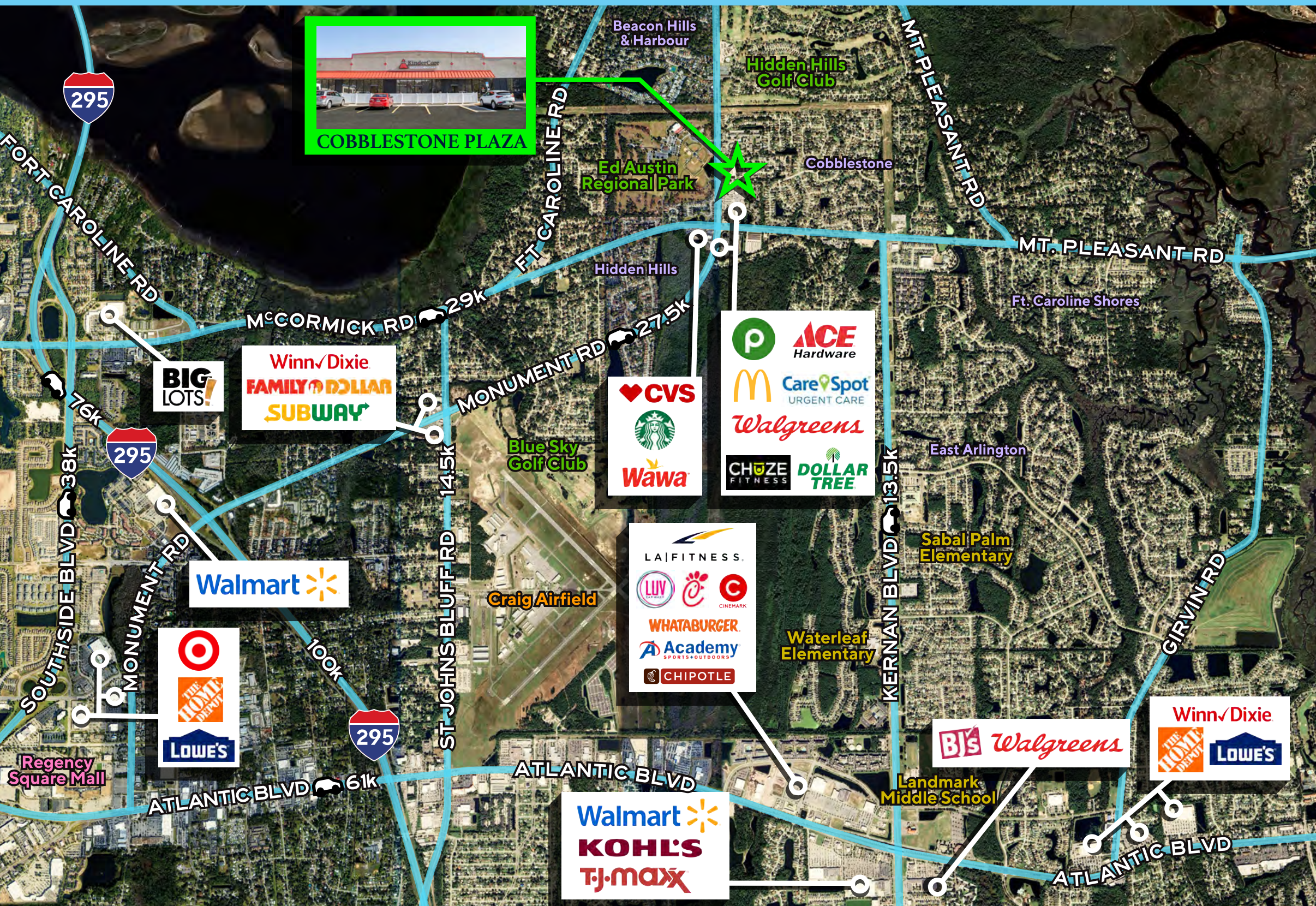
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NEARBY BUSINESS, RETAIL AND RESIDENTIAL



Recreation

Cobblestone Plaza sits directly across from Ed Austin Regional Park. The 144-acre site includes disc golf, a dog park, walking trails, baseball fields, soccer fields, a playground and skatepark, drawing families and activity seekers to the area. Other nearby outdoor recreation can be found at Hidden Hills Golf Club, Blue Sky Golf Club and various boat access points to the St. Johns River.



Dense Neighborhoods

Cobblestone Plaza is convenient to heavily populated neighborhoods including Cobblestone, Hidden Hills, Beacon Hills & Harbour, Fort Caroline Shores, and East Arlington.



Shopping

Across the street from Cobblestone Plaza is a busy Publix-anchored shopping center including stores such as Ace Hardware and several popular restaurants

DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	10,199	45,808	136,457
Households	4,118	17,706	53,305
Average HH Income	\$119,734	\$120,012	\$106,922

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BUILDING A

BUILDING B

SUITE	TENANT	SF
1	Little Caesar's	1,540
2	Happy Nails	1,275
3	Great Clips	1,403
4	Verizon	2,112
5	Dunkin Donuts	2,185
1	Dry Cleaner	1,500
2-5	Cliff's Bar & Grille	4,500
6	Al's Smoke Shop	900
7	Local Barbers	1,200
8	Wok n Roll	1,029
9-10	Available	1,950
11	Available	1,200
12-19	Victory Chapel	7,585
20	Available	2,015
21-27	KinderCare	9,654

