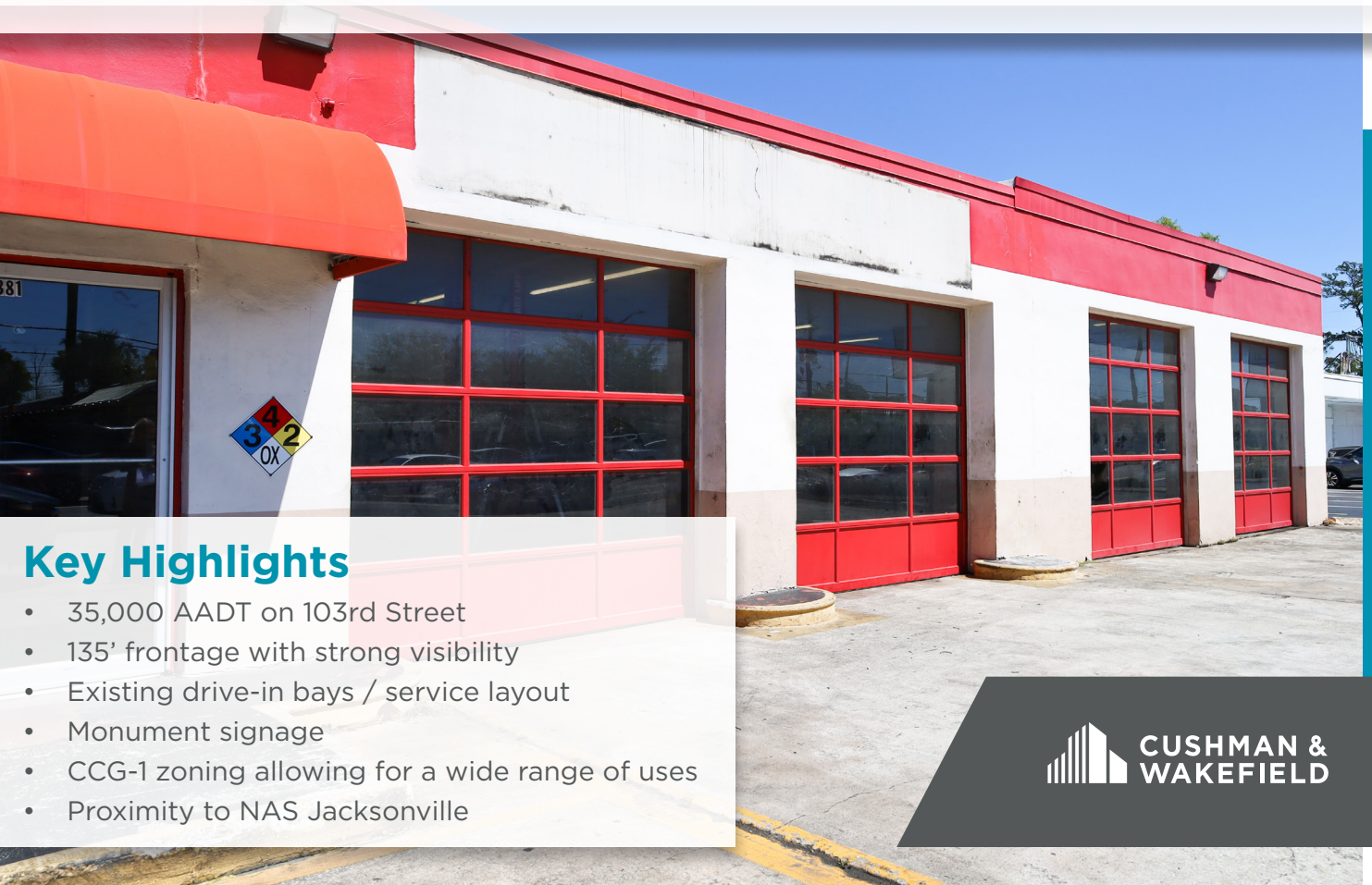




**FOR LEASE | HIGH-VISIBILITY AUTOMOTIVE / RETAIL OPPORTUNITY
TURNKEY AUTO SERVICE FACILITY NEAR NAS JACKSONVILLE**

6381 103rd Street

4,957 SF | 0.37 AC



Key Highlights

- 35,000 AADT on 103rd Street
- 135' frontage with strong visibility
- Existing drive-in bays / service layout
- Monument signage
- CCG-1 zoning allowing for a wide range of uses
- Proximity to NAS Jacksonville

 **CUSHMAN &
WAKEFIELD**



About the Building

- 6381 103rd Street
- 0.37 AC
- Jacksonville, FL 32210
- Zoned CCG-1
- 4,957 SF
- Built in 1959

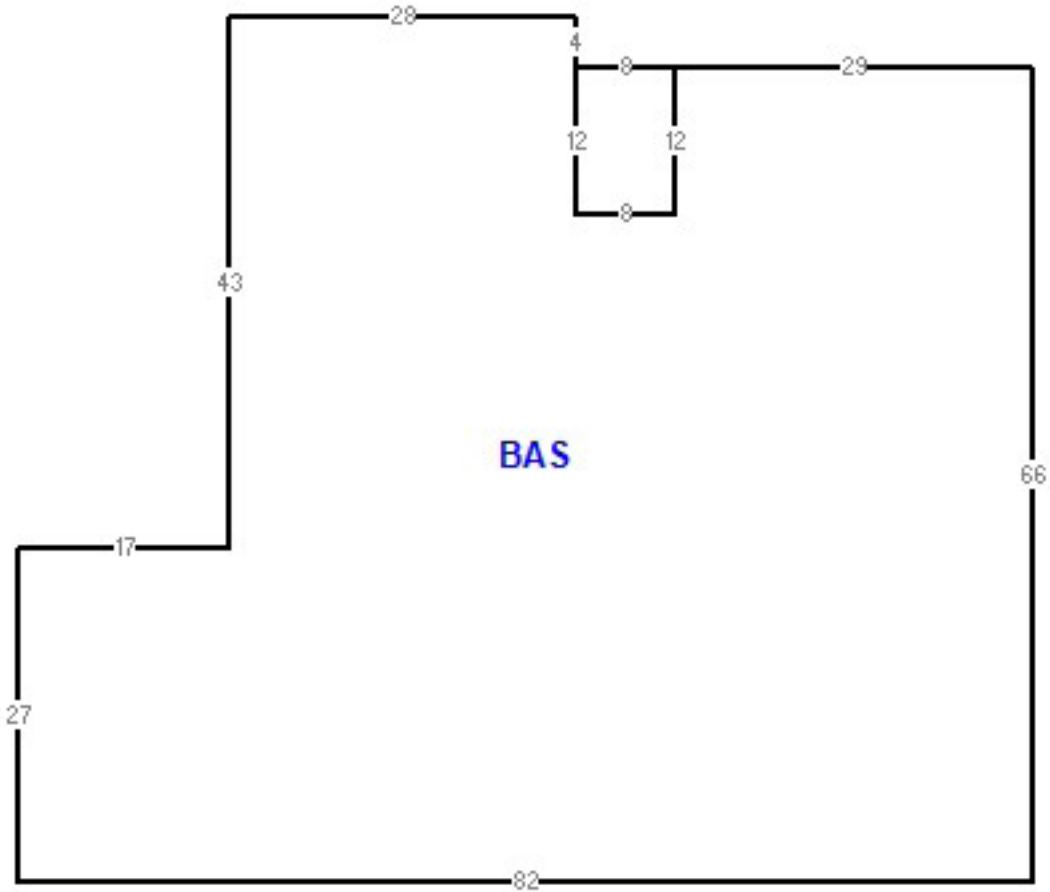
SARAH TEAGLE

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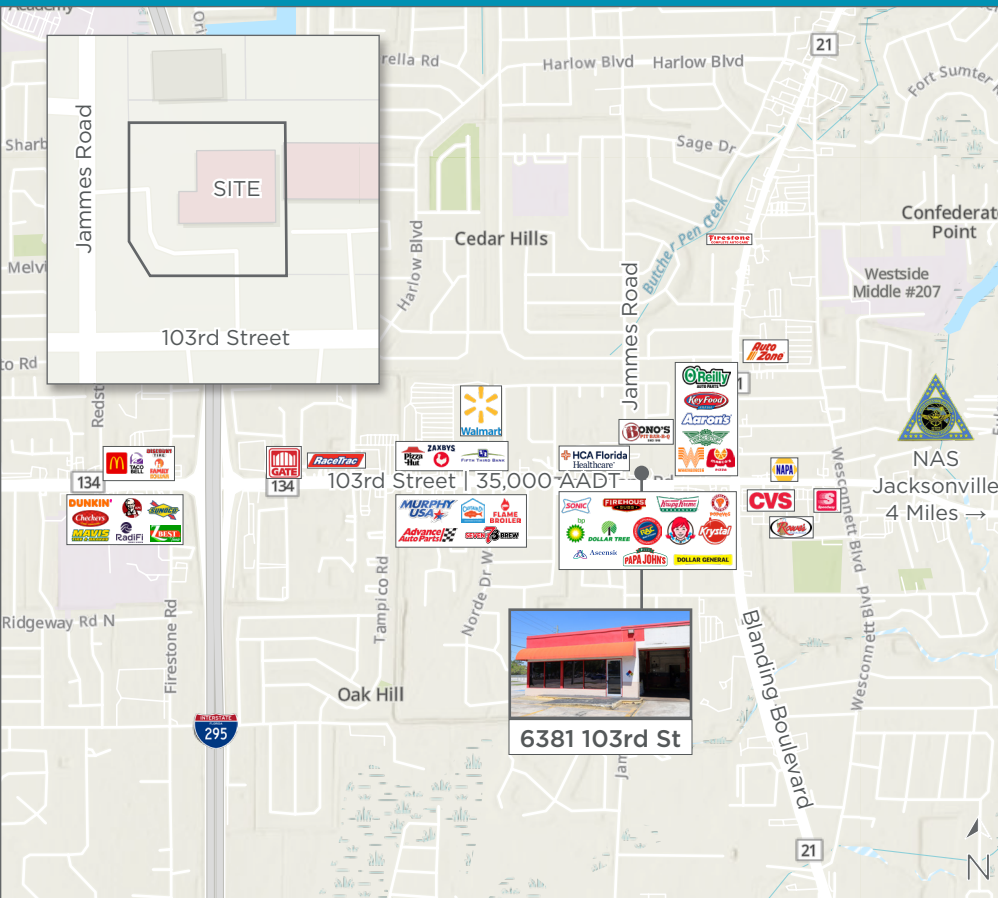
FLOOR PLAN

JAMMES ROAD | 130' FRONTAGE | 7,900 AADT



103RD STREET | 135' FRONTAGE | 35,000 AADT

EXISTING LAYOUT AND INFRASTRUCTURE MAKE THIS
AN IDEAL OPPORTUNITY FOR
AUTO SERVICE, TIRE, OR OIL CHANGE OPERATORS
SEEKING A HIGHLY VISIBLE LOCATION



Demographics

Population	1 Mile	3 Miles	5 Miles
Total Population	8,846	90,844	192,490
Daytime Employment	3,502	17,572	50,862
Median Age	39	36.7	37.2
Households	1 Mile	3 Miles	5 Miles
Total Households	3,344	35,365	76,198
# Persons per HH	2.5	2.5	2.4
Average HH Income	\$68,017	\$75,883	\$82,231
Average HH Value	\$198,249	\$232,695	\$256,103

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