



# Multiple Retail Spaces For Lease

930 sf - 7,426 sf | \$15.00 psf

- Join Tractor Supply, Bealls Outlet, Hibbett Sports, Subway, MetroPCS and more at Cornerstone Square shopping center in Macclenny, FL.
- Along with the available retail spaces, a build-to-suit outparcel opportunity is also available as part of a carve out of the existing parking lot.
- This shopping center features frontage on State Road 121, a main thoroughfare and connection between multiple cities. The center is located minutes from Interstate 10 and downtown Macclenny.
- This center features ample parking, easy access, monument signage, and superb visibility. Cornerstone Square is located near many national retailers and restaurants such as Winn-Dixie, Verizon Wireless, FedEx, Jiffy Lube, Taco Bell, McDonald's, and more.

## For further information

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# Property summary

Location	Cornerstone Square
Parcel ID	05-3S-22-0066-0000-0090, 05-3S-22-0066-0000-0100
For lease	\$15.00 psf
Lease type	NNN
Retail	Outparcel Opportunity
Zoning	CG



**Location**  
Located near many national retailers and restaurants



**Access**  
Frontage on State Road 121



**Visibility**  
superb visibility



**Parking**  
ample parking and easy access



# Aerial map



Subject property

State Road 121 ADT: 14,000

Barber Road

**VyStar**  
Credit Union

**Pizza Hut**

**DOLLAR TREE**

**TSC TRACTOR SUPPLY CO** **HIBBETT SPORTS**

**SUBWAY** **Mobil**

**FedEx**

**TACO BELL**

**DOLLAR GENERAL**

**McDonald's**

**Winn-Dixie**  
Proudly serving the southeast since 1925

**jiffy lube**

# Site plan



Suite #	Tenant	SF
A-1	Baker Laundry	1,800
A-2	Subway	1,170
A-3	AVAILABLE	930
A-4	Advance America	1,200
B-1	AVAILABLE	7,426
B-2	Tractor Supply Co	25,118
C-1	Dollar Tree	10,732
C-4	Mimi's Nails & Spa	1,200
D-1	Macclenny Pharmacy	1,800
D-2	H&R Block	900
D-3	AVAILABLE	2,100
E-1	Tenant	1,600
E-2	Safari Tan	1,600
E-3	China Dragon	1,600
E-4	First Coast Workforce	2,800
F-1	AVAILABLE	4,800
G-1	Rent a Vision	7,983
G-2	Bealls Outlet	14,929
G-3	Fresenius Kidney Care	12,426
G-4	Sam's Crystal River Seafood	3,900

# Exterior photos



# Demographics



**Population:** Over 27,000 people within a ten mile radius.



**Density:** Over 9,000 households within a ten mile radius.



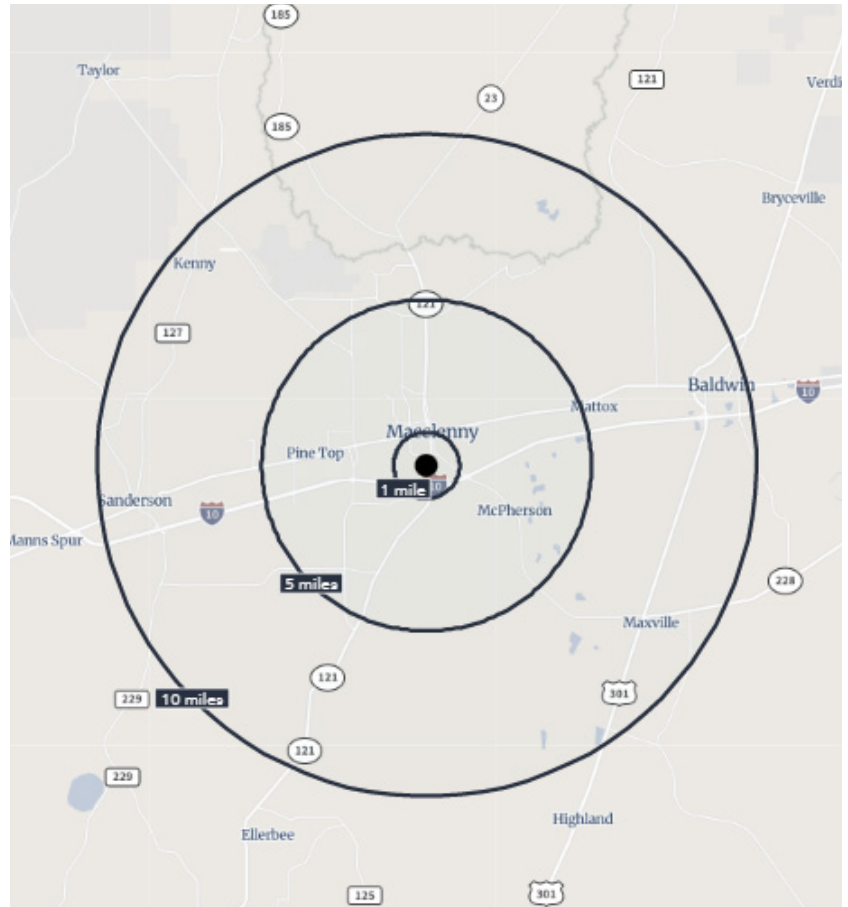
**Income:** Average household income of \$106,072 within a ten mile radius.



**Home Value:** Average home value of \$290,367 within a ten mile radius.



**Employment:** Employment population of over 8,000 within a ten mile radius.



<b>Population</b>	<b>1 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total population	2,686	16,828	27,617
Median age	36.7	37.2	37.5
Median age (Male)	34.9	36.1	36.1
Median age (Female)	38.8	38.4	38.8
<b>Households &amp; Income</b>	<b>1 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total households	917	5,603	9,611
# of persons per HH	2.85	2.81	2.74
Average HH income	\$90,554	\$106,487	\$106,072
Average house value	\$283,410	\$287,660	\$290,367
<b>Businesses</b>	<b>1 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total businesses	269	632	825
Total employees	2,713	6,954	8,573

**If you would like to discuss this further,  
please get in touch.**

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