



Monaco Business Center

10663 Monaco Dr, Jacksonville, FL 32218

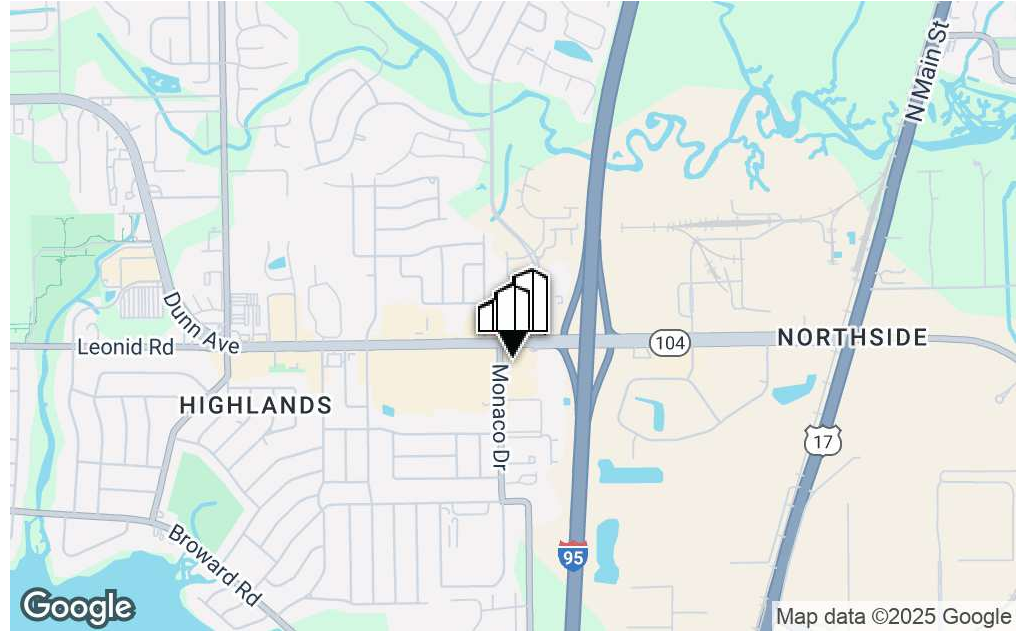


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Executive Summary



Offering Summary

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	34,250 SF
Available SF:	1,500 - 7,000 SF
Year Built:	2016
Zoning:	CCG-1

Property Overview

Prime Realty is proud to present, For Lease, Monaco Business Center, this approximately 34,250 SF Strip Center, located on Monaco Drive in Northeast Jacksonville. Shadow-Anchored by Publix and Harbor Freight, The Property is located just off of Dunn Avenue (36,000 VPD) and I-95. This thriving retail corridor features many prominent retailers, including Sam's Club, Anheuser-Busch, Hibbett Sports, Bealls, Harbor Freight, and Planet Fitness.

Property Highlights

- **Prime Location.** Situated at Dunn Ave (36,000 VPD) and I-95 (92,500 VPD), The Property is uniquely located, ensuring high traffic and easy access.
- **Convenient Access.** Two points of entry/exit with ample on-site parking for tenants and customers.
- **Prominent Signage.** Monument and building signage available for maximum exposure.
- **High-Traffic Retail Corridor.** Located across from a Publix and Harbor Freight-anchored shopping center, driving strong customer traffic.

Available Spaces



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
■ Ste 103-104	Available	1,500 - 3,000 SF	NNN	\$12.00 SF/yr

Available Spaces

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Exterior Photos

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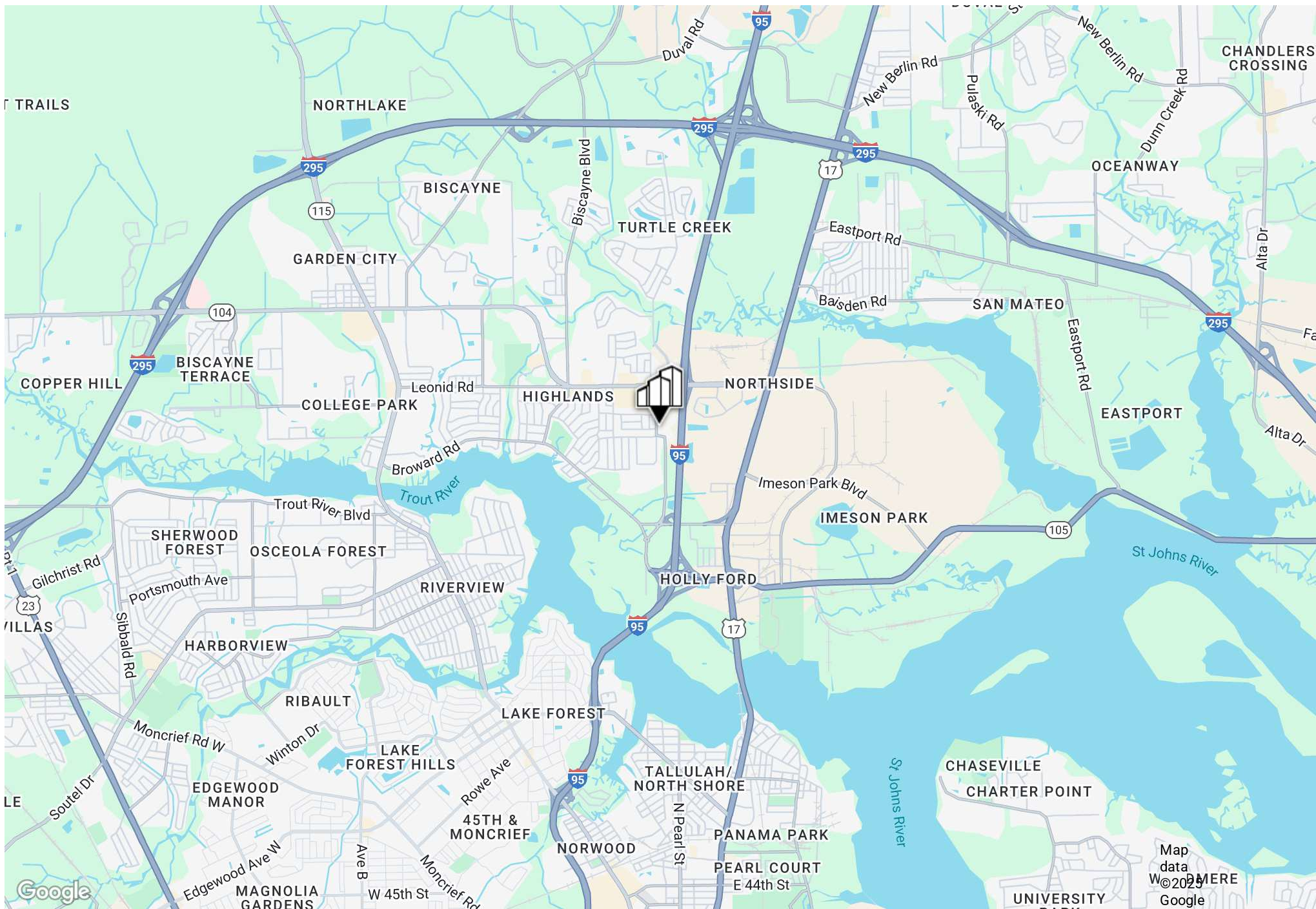
Suite 103-104



Suite 306



Suite 306



Site Location

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Retailer Map

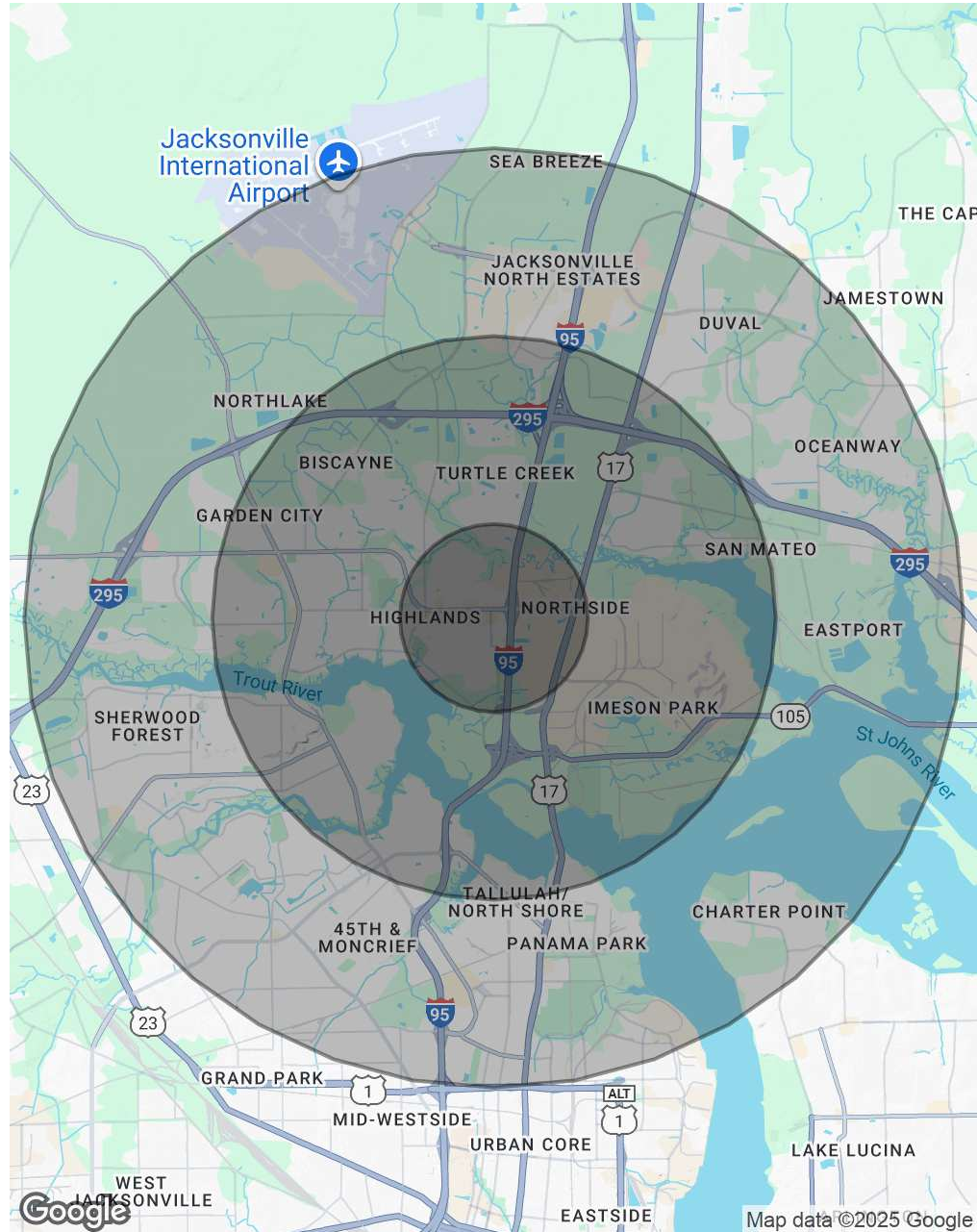


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	7,163	44,351	120,528
Average Age	38	39	40
Average Age (Male)	37	38	38
Average Age (Female)	39	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,806	17,350	47,029
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$62,585	\$67,138	\$66,798
Average House Value	\$208,615	\$237,447	\$227,803

Demographics data derived from AlphaMap



About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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