

Plymouth Plaza

3325 Plymouth St, Jacksonville, FL 32205



Alex Minoofar

Director

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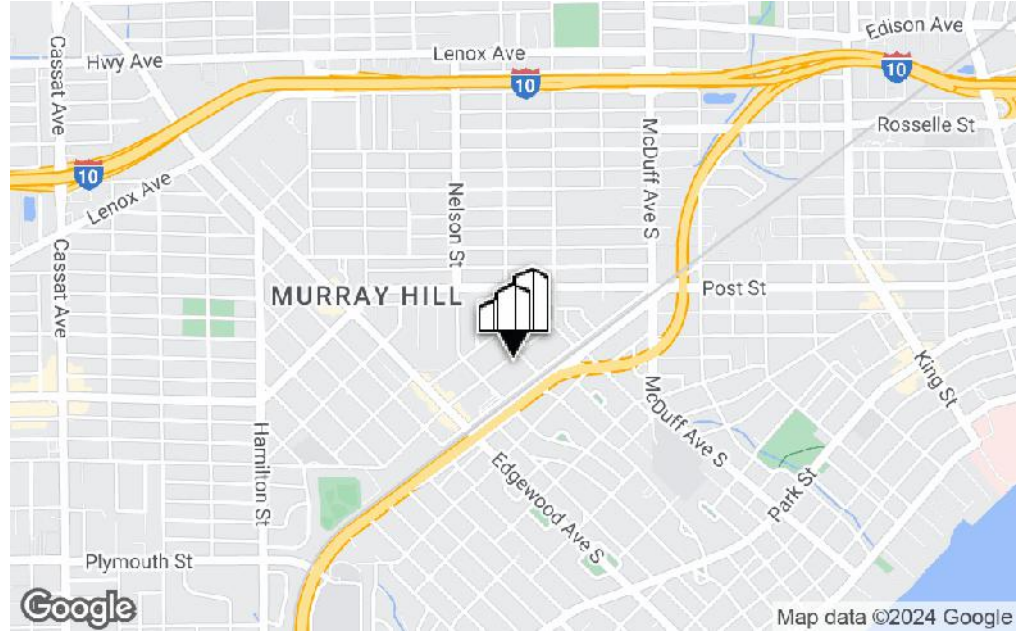
Associate Director

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Executive Summary



Offering Summary

Sale Price:	N/A
Lease Rate:	\$10.00 - 16.00 SF/yr (NNN)
Building Size:	21,893 SF
Available SF:	1,060 - 7,053 SF
Lot Size:	1.5 Acres
Number of Units:	16
Year Built:	1985
Zoning:	PUD
Market:	Jacksonville
Submarket:	Riverside

Property Highlights

Demographics

	1 Mile	2 Mile	3 Mile
Total Households	7,544	33,130	81,901
Total Population	15,869	74,745	198,027
Average HH Income	\$85,236	\$71,020	\$65,910

Lease Spaces



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,060 - 7,053 SF	Lease Rate:	\$10.00 - \$16.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 8	Available	1,060 SF	NNN	\$16.00 SF/yr
Suite 10	Available	1,060 SF	NNN	\$16.00 SF/yr
Former Event Space (Suites 15/16)	Available	7,053 SF	NNN	\$10.00 SF/yr

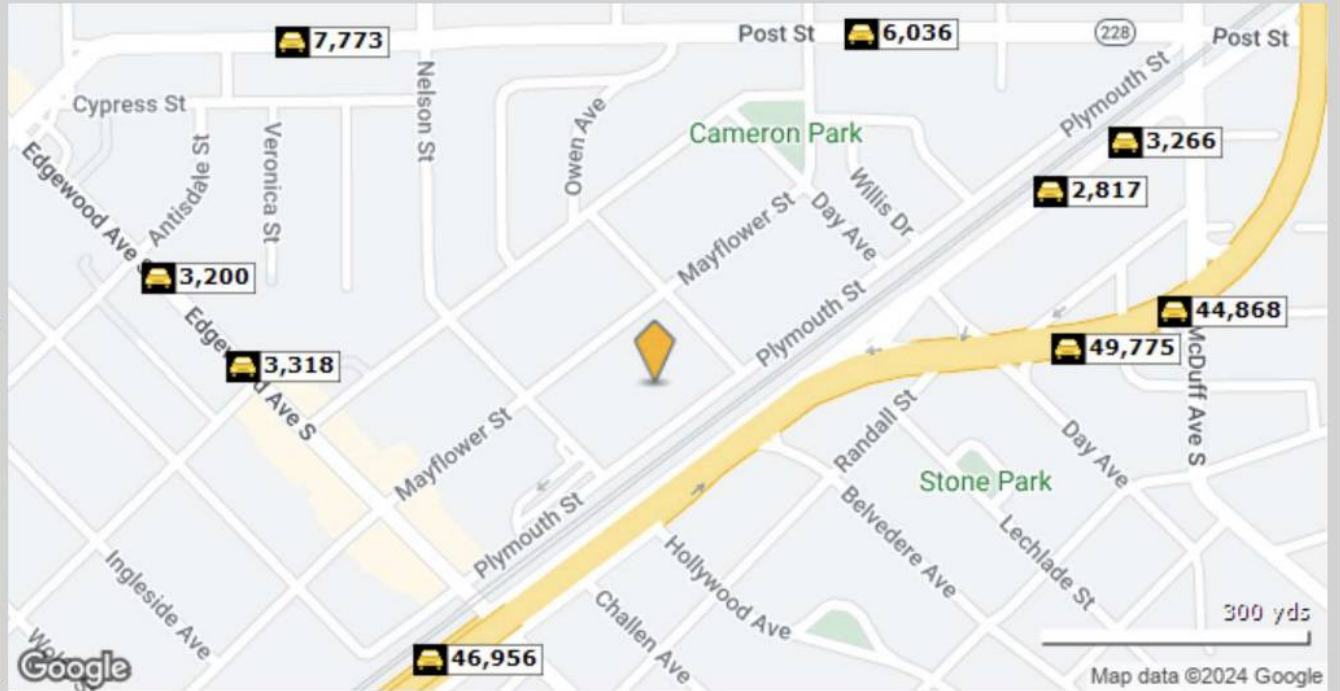
Retailer Map



Traffic Count Report

Plymouth Plaza 3325 Plymouth St, Jacksonville, FL 32205

Building Type: **General Retail**
 Secondary: **Restaurant**
 GLA: **22,953 SF**
 Year Built: **1985**
 Total Available: **7,053 SF**
 % Leased: **69.27%**
 Rent/SF/Yr: **\$5.00**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Roosevelt Blvd	Edgewood Ave S	0.05 NE	2022	46,956	MPSI	.23
2 Edgewood Ave S	Trask St	0.01 SE	2022	3,222	MPSI	.27
3 Edgewood Avenue South	Trask St	0.01 SE	2020	3,318	MPSI	.27
4 Post Street	Day Ave	0.04 W	2022	6,036	MPSI	.27
5 Roosevelt Boulevard	Roosevelt Blvd	0.03 W	2022	49,775	MPSI	.27
6 Old Roosevelt Boulevard	Fairwood Ln S	0.05 W	2022	2,817	MPSI	.29
7 Post St	Nelson St	0.09 E	2022	7,773	MPSI	.33
8 Edgewood Avenue South	Trask St	0.01 SE	2020	3,200	AADT	.33
9 Roosevelt Blvd	S McDuff Ave	0.02 NE	2022	44,868	MPSI	.34
10 Roosevelt Blvd	S McDuff Ave	0.05 NE	2022	3,266	MPSI	.35



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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