



# 1452 South 6th Street

Macclenny, Florida 32063

## Property Highlights

- Winn Dixie anchored neighborhood shopping center in MacClenny, Florida just off I-10, 20 miles west of Jacksonville.
- Traffic Count of 14,400 vehicles per 24 hours on 6th St & 30,500 on I-10
- Parcel ID# 05-3S-22-0000-0000-0050
- 191 Surface Spaces are available; Ratio of 7.55/1,000 SF
- General Commercial zoning allows for retail sales and service establishments
- Co-tenants include: WinnDixie, Firehouse Subs, Gibson McDonald Furniture & Mattress, Domino's Pizza, Southern Custom Floors, Tangles Hair Studio, Jackson Hewitt, and Crooked Rooster Brewery with Woody's Bar-B-Que, KFC, VyStar ATM and Verizon Wireless as outparcels.

## Demographics

|                   | 1 Mile   | 5 Miles  | 10 Miles |
|-------------------|----------|----------|----------|
| Total Households  | 81       | 2,983    | 8,674    |
| Total Population  | 269      | 9,389    | 27,231   |
| Average HH Income | \$53,369 | \$62,508 | \$61,889 |

## OFFERING SUMMARY

|               |   |
|---------------|---|
| Available SF  | 4,390 SF                                |
| Lease Rate    | \$10.00 SF/yr (NNN)                     |
| Building Size | 16,130                                  |
| Land Size     | 2.98 acres                              |
| Parcel ID     | 05-3S-22-0000-0000-0050                 |
| Zoning        | General Commercial                      |
| Parking       | Ratio of 7.55/1,000 SF                  |
| Traffic Count | 14,400 A.A.D.T. on 6th & 30,500 on I-10 |

## AVAILABLE SPACES

| Space | Lease Rate    | Size (SF) |
|-------|---------------|-----------|
| 3     | \$10.00 SF/yr | 4,390     |

For more information



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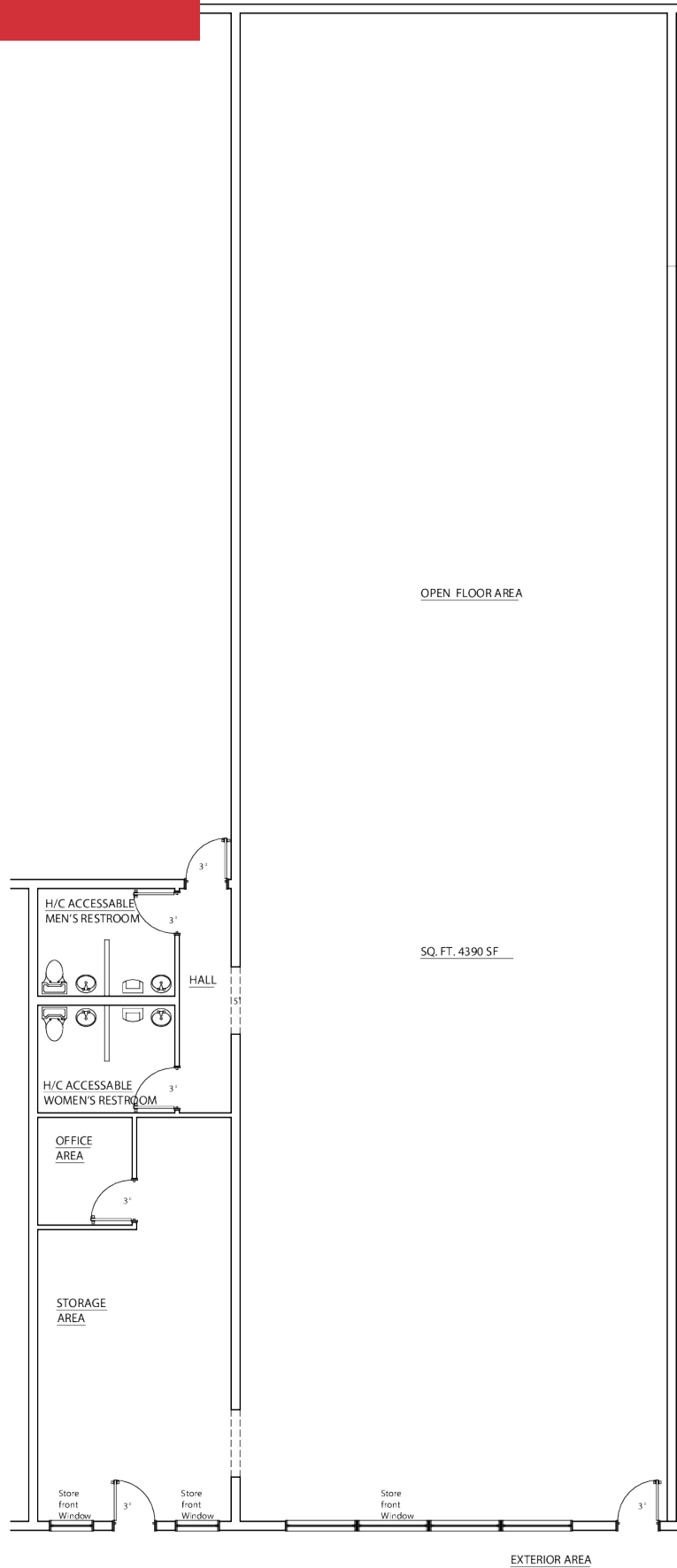
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# Floor Plan

EXTERIOR AREA



EXTERIOR AREA

Unit 3 - 4,390 Square Feet

# Location Map & Photos

