



0 Max Leggett Pkwy

Jacksonville, Florida 32218

Property Highlights

- Adjacent to the 237,000 SF, \$64.2 million VA clinic and domiciliary
- New 9,050 SF retail development with five 1,810 SF bays
- Bays can be combined to accommodate users up to 9,050 SF
- Max Leggett Parkway frontage with approximately 11,500 VPD
- Minutes from UF Health North, River City Marketplace, I-95 & JAX
- Average household income of \$107,556 within a one-mile radius

Property Overview

Position your business in a new 9,050-square-foot retail development along Max Leggett Parkway in Jacksonville's expanding Northside corridor. The project offers five efficient 1,810-square-foot bays that can be combined to accommodate users requiring up to 9,050 square feet. Each 23.5-foot by 77-foot bay features a modern storefront design and flexible layout potential for retail, service or medical concepts.

Offering Summary

Lease Rate:	\$35 SF/yr (NNN)
Building Size:	9,050 SF
Available SF:	1,810 - 9,050 SF
Year Built:	2026
Lot Size:	1.2 Acres
Zoning:	PUD
Parking:	60 spaces
Traffic Counts:	11,500 VPD on Max Leggett 25,000 VPD on Airport Center 100,500 VPD on I-95

For More Information



Austin Kay

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For Lease
1,810 - 9,050 SF | \$35 SF/yr
Retail Space



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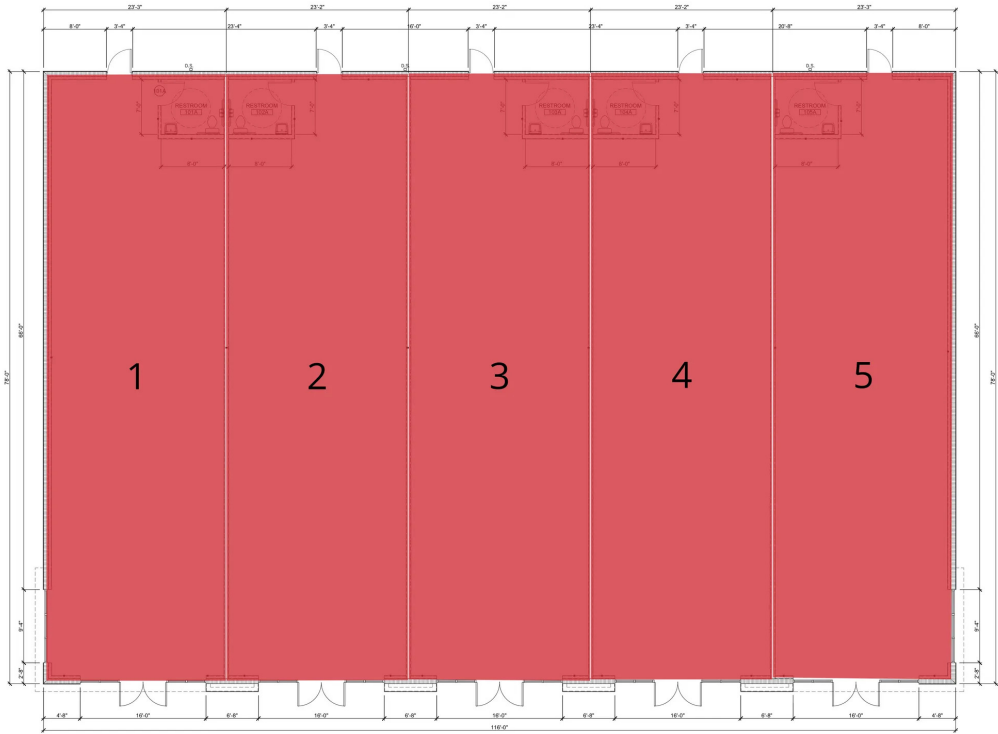


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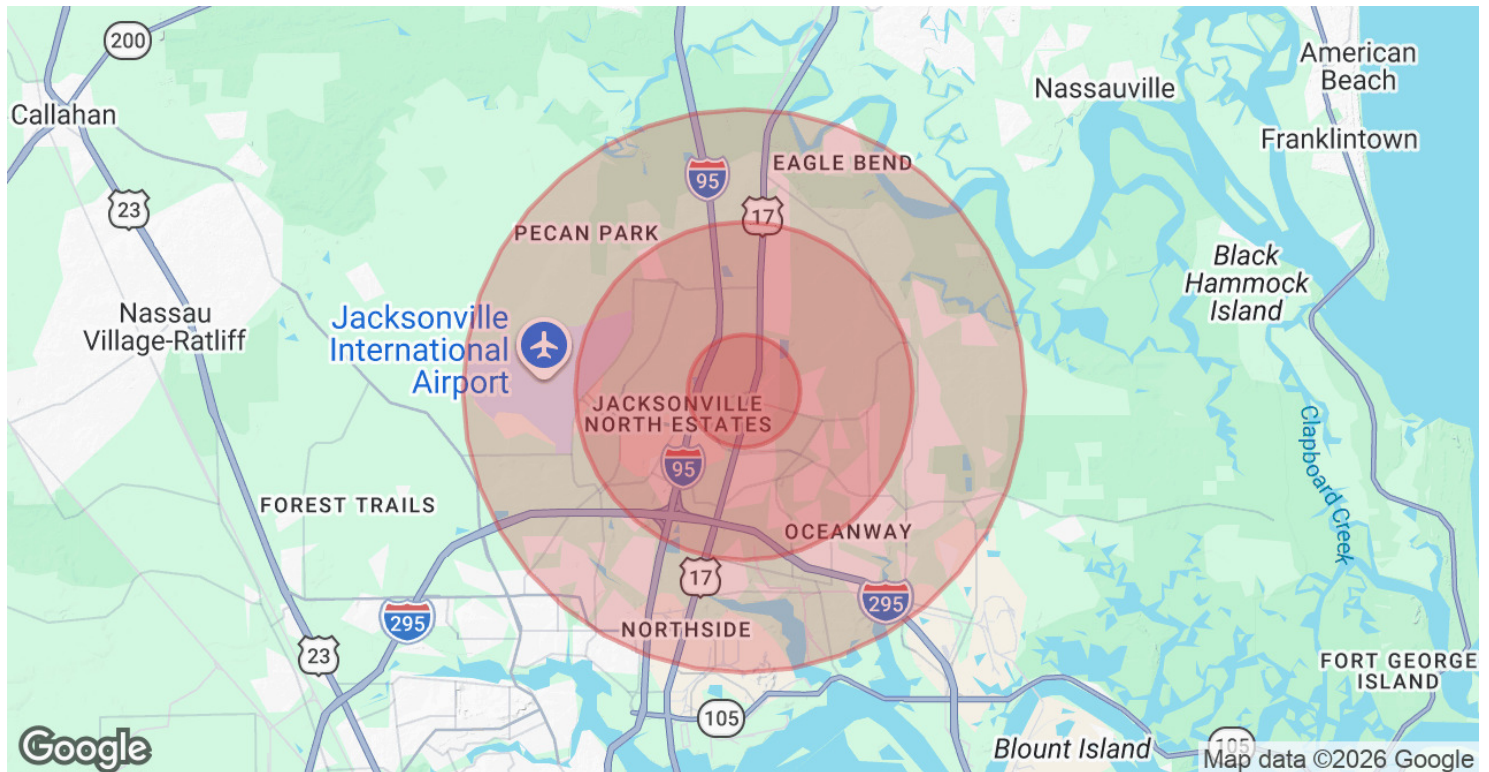




Available Spaces

Suite	Tenant	Size	Type	Rate
1	Available	1,810 - 9,050 SF	NNN	\$35.00 SF/yr
2	Available	1,810 - 9,050 SF	NNN	\$35.00 SF/yr
3	Available	1,810 - 9,050 SF	NNN	\$35.00 SF/yr
4	Available	1,810 - 9,050 SF	NNN	\$35.00 SF/yr
5	Available	1,810 - 9,050 SF	NNN	\$35.00 SF/yr

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Population	1 Mile	3 Miles	5 Miles
Total Population	3,666	22,837	58,462
Average Age	35.9	35.2	36.4
Average Age (Male)	32.6	33.7	34.7
Average Age (Female)	39.6	36.0	38.4
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,220	7,884	20,517
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$107,556	\$96,303	\$97,151
Average House Value	\$286,110	\$298,813	\$290,225

2023 American Community Survey (ACS)