

For Lease

900 - 1,800 SF | \$14.75 - 19.75 SF/yr  
Retail Space



## Brierwood Village Plaza

8661-8775 Old Kings Road South  
Jacksonville, Florida 32217

### Property Highlights

- Aldi anchored shopping center driving daily customer traffic
- Complementary retail & service tenant mix supporting cross shopping
- Consistent foot traffic & customer base less impacted by e-commerce
- Excellent visibility and prominent signage opportunities
- Convenient access from major roadways serving surrounding community
- Ample on-site parking to support retail convenience and turnover

### Property Overview

This leasing opportunity is located within an Aldi anchored shopping center featuring a complementary mix of grocery, fitness, and service oriented tenants. The center offers strong daily traffic and a tenant mix well positioned for sustained performance in an active commercial corridor.

### Offering Summary

Lease Rate:	\$14.75 - 19.75 SF/yr (NNN)
Building Size:	125,857 SF
Available SF:	900 - 1,800 SF
Lot Size:	13.78 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,442	36,392	85,569
Total Population	8,178	82,124	198,266
Average HH Income	\$92,942	\$94,552	\$96,909

### For More Information



#### Austin Kay

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Available Spaces

Suite	Tenant	Size	Type	Rate
8729	Available	900 - 1,800 SF	NNN	\$14.75 SF/yr
8731	Available	900 - 1,800 SF	NNN	\$14.75 SF/yr
8767	Available	1,210 SF	NNN	\$19.75 SF/yr

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

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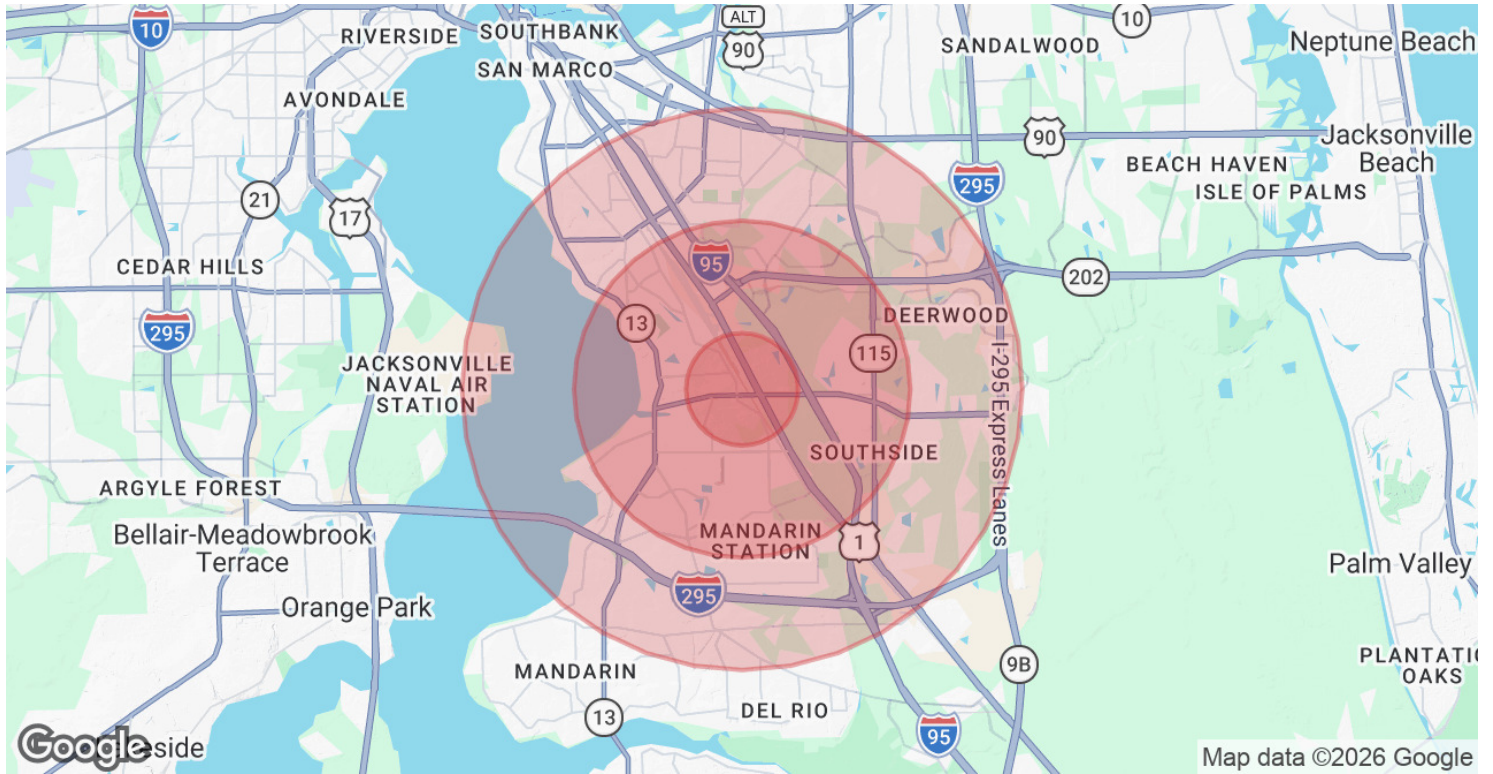
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,178	82,124	198,266
Average Age	42	40	41
Average Age (Male)	40	39	39
Average Age (Female)	43	42	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,442	36,392	85,569
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$92,942	\$94,552	\$96,909
Average House Value	\$307,421	\$317,688	\$337,579

Demographics data derived from AlphaMap