



2nd Gen
Restaurant

1458 South 6th Street
Macclenny, FL 32063



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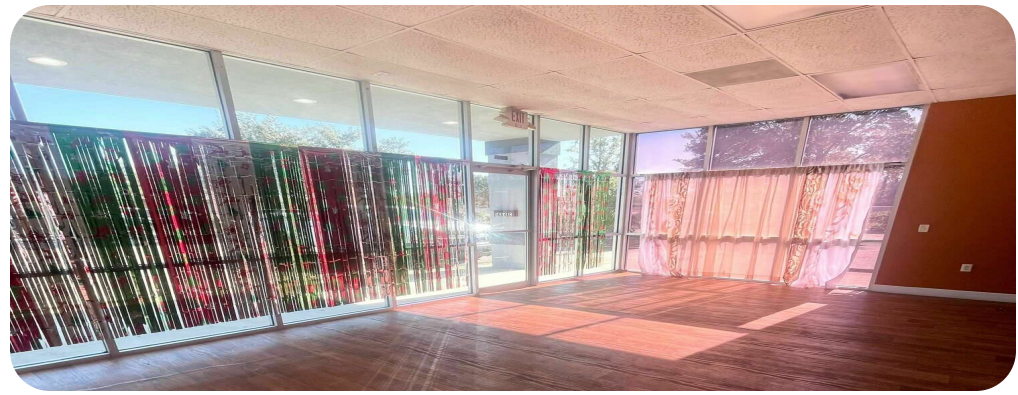
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1458 S 6th Street

Grocery Anchored Retail Center Opportunity

Prime Realty is excited to present this second generation retail opportunity in growing Macclenny! Two spaces available: one 1000 SF end cap space with open concept and lots of glass, and one 4000SF former end cap restaurant with large patio. The 4000SF space can be demised into two 2000 SF spaces. Winn Dixie anchored center with local and national co-tenants and newer builds on outparcels. New Hotel and MFH have recently been developed on adjacent parcels.



1458/1478 South 6th Street

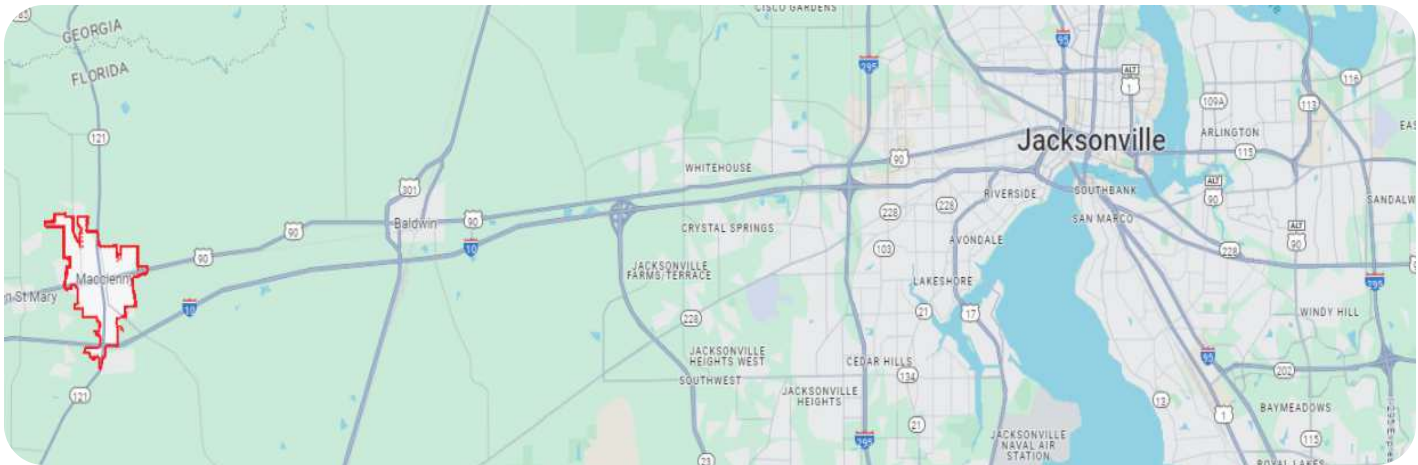
Grocery Anchored Strip Center

- Surrounded by National Retailers
- Benefits from I10 Traffic
- 45 Miles to Gainesville
- 30 Miles to Lake City
- 26 Miles to Jacksonville





	0.3 Miles	0.5 Miles	1 Mile
Total Households	14	105	756
Total Population	40	296	2,069
Average HH Income	\$109,500	\$110,933	\$113,596



Demographic Snapshot

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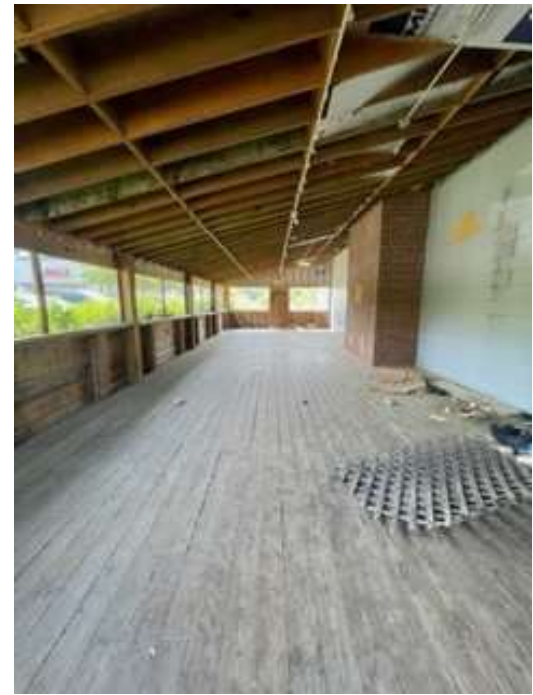
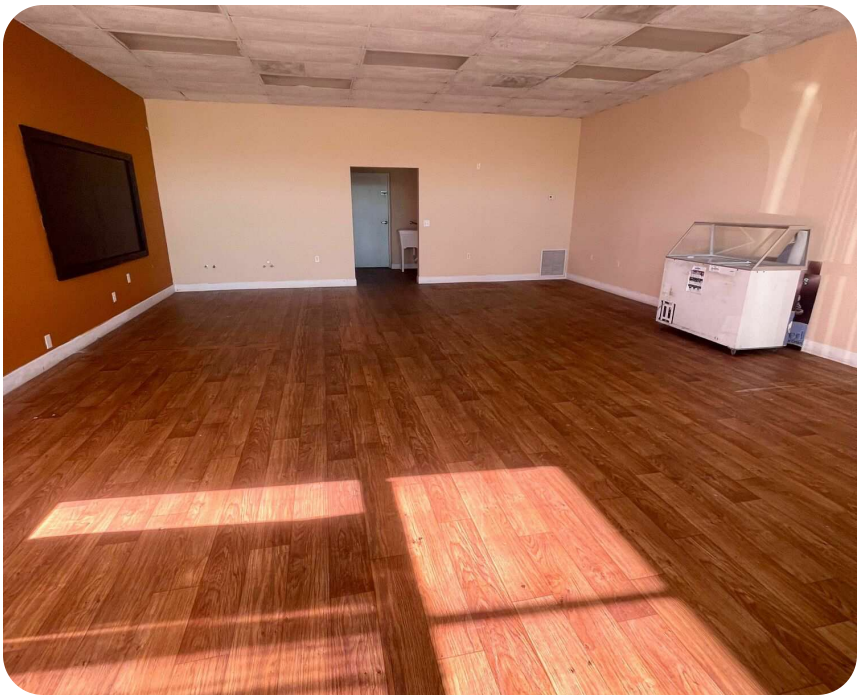


Spaces	Space Size	Lease Rate
1452 S 6th St	1,000 SF	\$12.00 SF/yr
1478 S 6th St	4,000 SF	\$12.00 SF/yr

Highlights

- 1000, 2000 or 4,000 sq ft
- 2nd Gen Restaurant
- Strong Co-Tenants
- Highly Trafficked Retail Corridor
- \$5.00 NNN





Center Photos

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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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