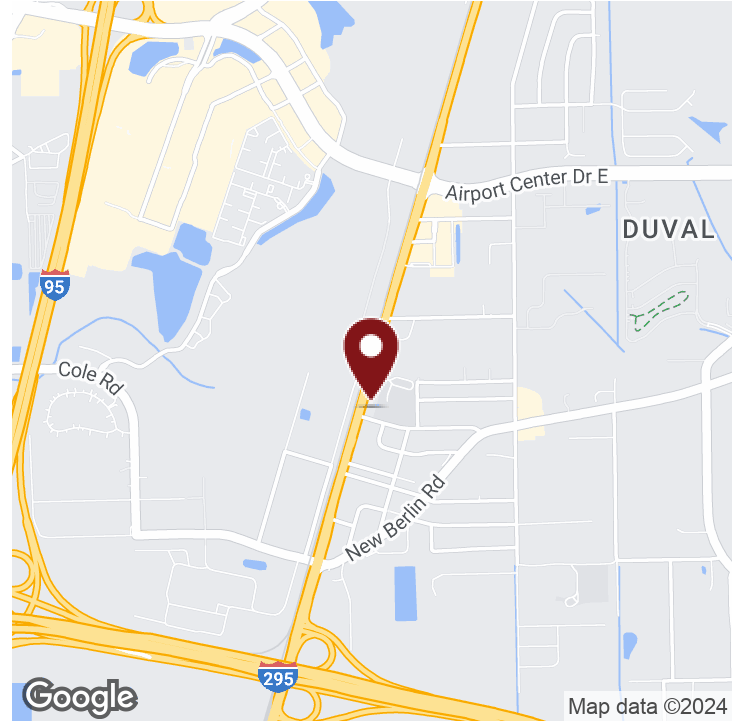


12707 N MAIN STREET

JACKSONVILLE, FL 32218



OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (MG)
Building Size:	6,315 SF
Available SF:	6,023 SF
Lot Size:	12,665 SF
Year Built:	1946
Zoning:	CCG-2

PROPERTY OVERVIEW

This is a prime commercial property in the Oceanway neighborhood of Jacksonville, available for lease at \$22/sq ft with modified gross. Recently remodeled, this modern and versatile space offers front and rear parking, high visibility at a signalized intersection and easy access, making it ideal for a wide range of businesses. The interior is very spacious at just over 6000 sq ft and the floor plans can be customized to fit any need.

PROPERTY HIGHLIGHTS

- Great location close to River City Marketplace and Jacksonville International Airport
- Located between I-95 and I-295
- Only 20 minutes from Wildlight
- Very close to area churches, schools and workplaces including the Budweiser plant and Imeson Park
- Recently renovated with new windows and air conditioning
- Parking in the front and access-controlled parking in the rear

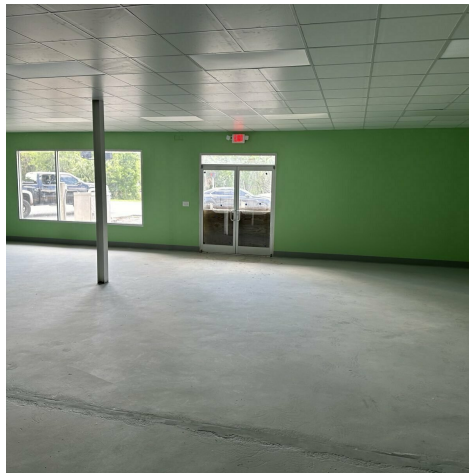
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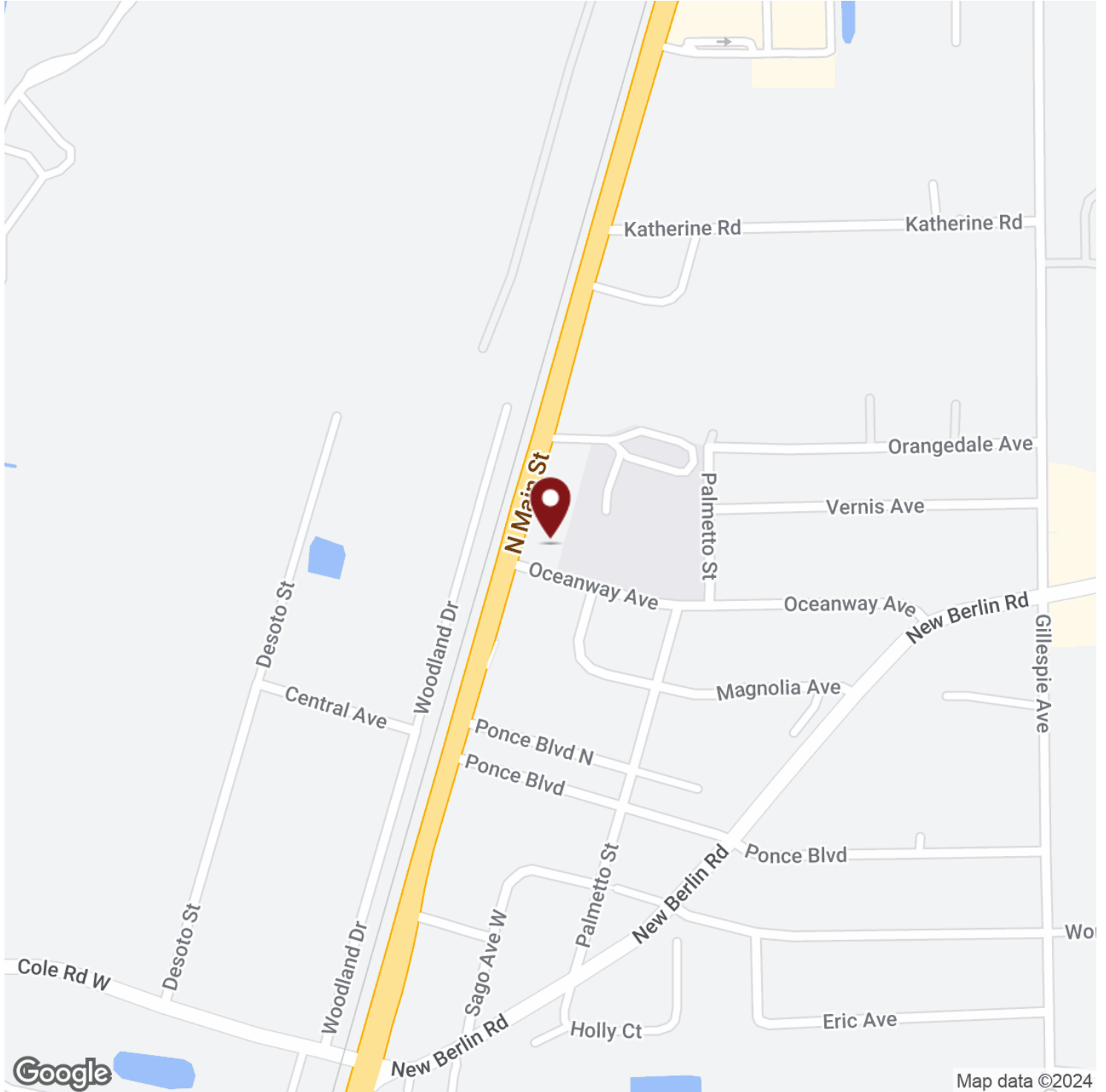
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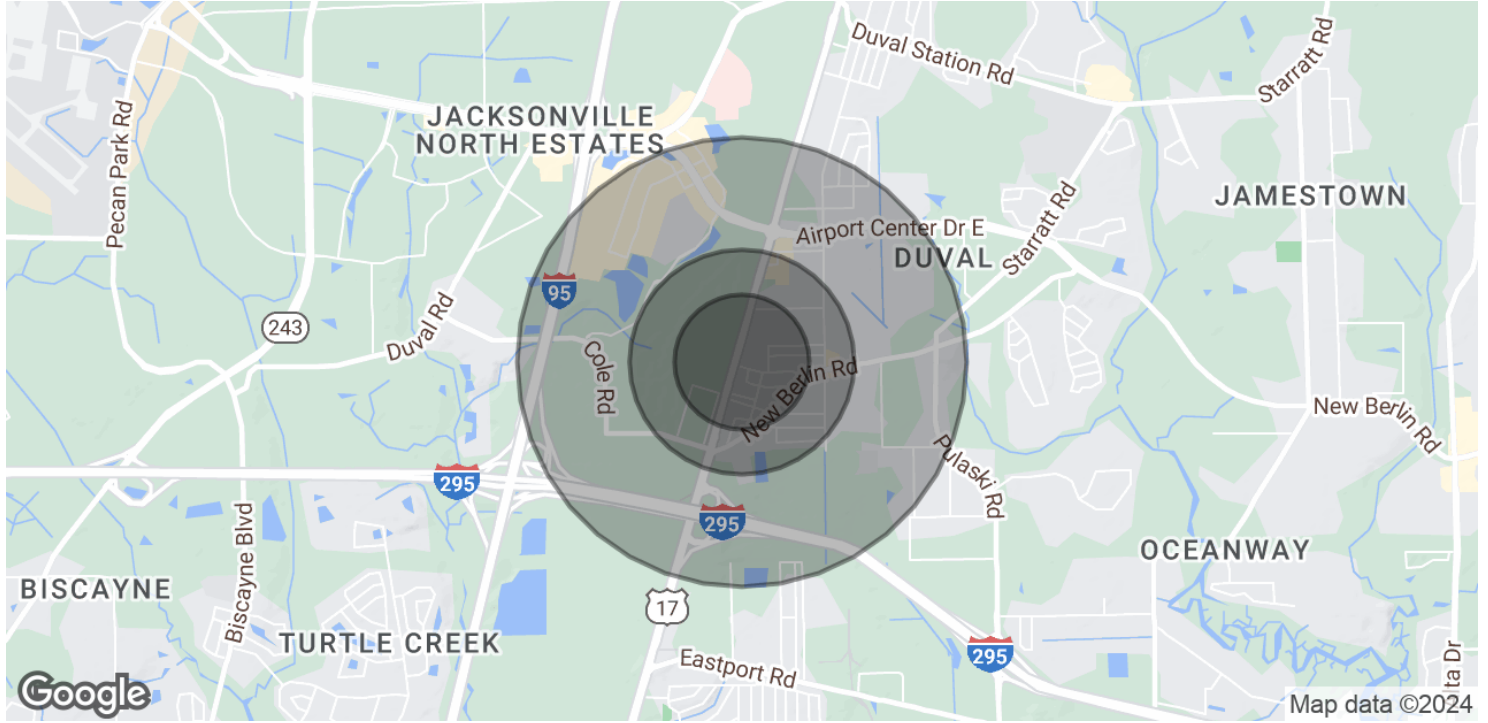
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	486	1,130	4,885
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	210	504	2,238
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$72,655	\$73,057	\$75,857
Average House Value	\$222,533	\$223,284	\$236,627

Demographics data derived from AlphaMap

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