

# RETAIL PROPERTY FOR LEASE

## UNIT B 1125-1625 SQUARE FEET

10560 OLD ST AUGUSTINE RD, JACKSONVILLE, FL 32257



PRIMEREALTY



### For More Information:

**Michael Phillips**

Vice President  
904.930.4015

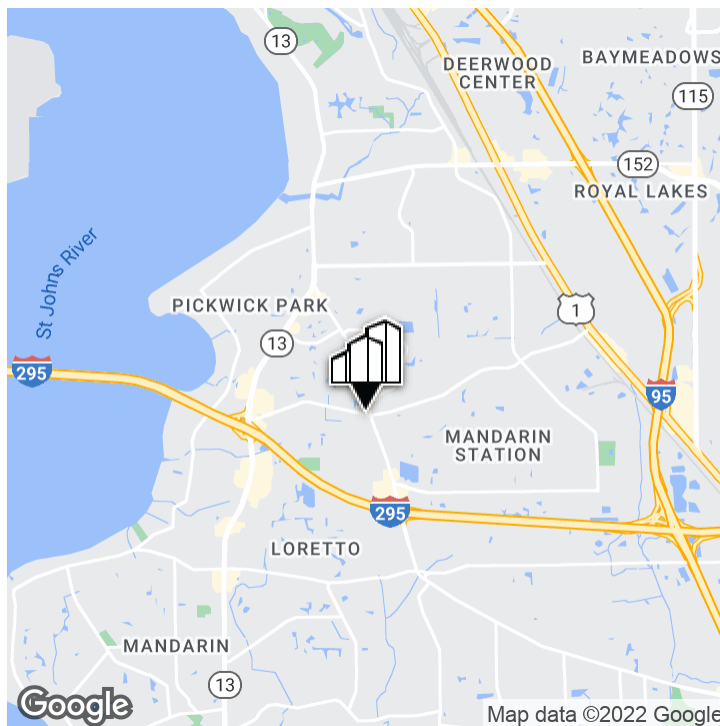
[mphillips@primerealtyinc.com](mailto:mphillips@primerealtyinc.com)

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family | StudentHousing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.

10560 Old St Augustine Rd, Jacksonville, FL 32257



## OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	4,000 SF
Available SF:	1,125 - 1,625 SF
Renovated:	2022
Zoning:	CCG-1

## PROPERTY OVERVIEW

5 year primary term, option possible, NNN

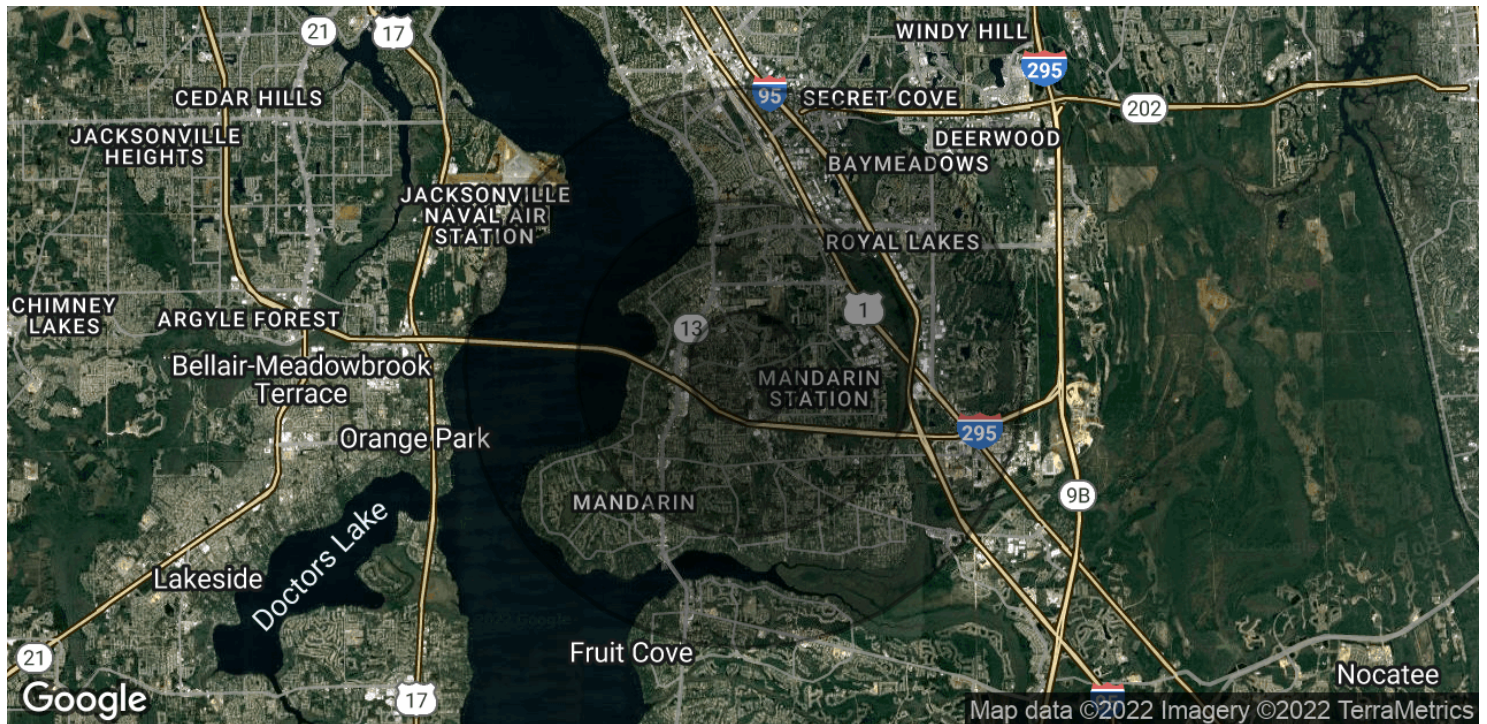
## PROPERTY HIGHLIGHTS

### FULLY REDEVELOPED RETAIL BUILDING IN 2022

**PRIME RETAIL SPACE AVAILABLE AT A LIGHTED INTERSECTION. HIGH TRAFFIC AREA WITH A WALMART NEIGHBORHOOD GROCER AS THE SHOPPING CENTER ANCHOR. FREE STANDING BUILDING SITS RIGHT ON THE INTERSECTION. AVAILABLE SIGNAGE ON BOTH SIDES OF BUILDING WITH PLENTY OF PARKING. SPACE HAS HIGH CEILINGS, LOTS OF LIGHT AND A 200SF PATIO. GRAY SHELL DELIVERY WITH A TENANT IMPROVEMENT ALLOWANCE BASED ON NEEDS. FAST CASUAL RESTAURANT NEXT DOOR PROVIDES AMPLE TRAFFIC.**

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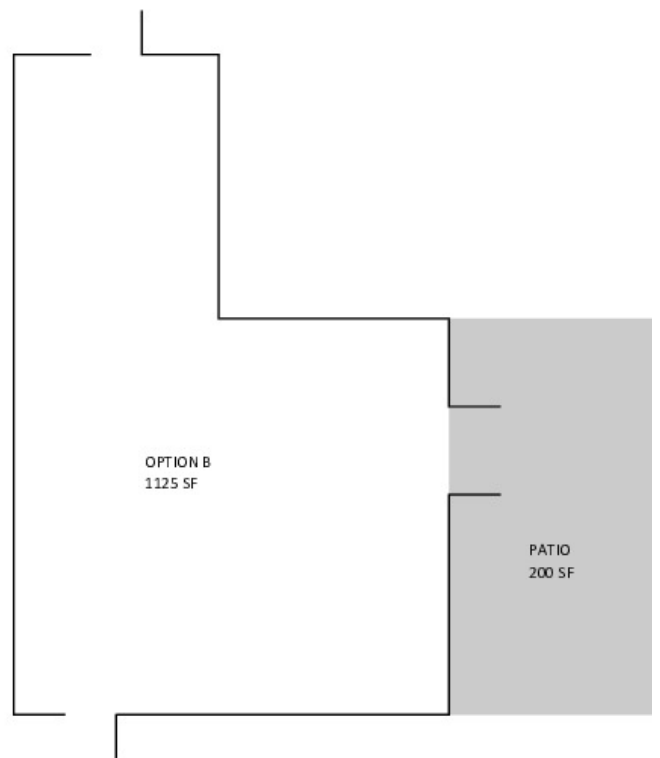
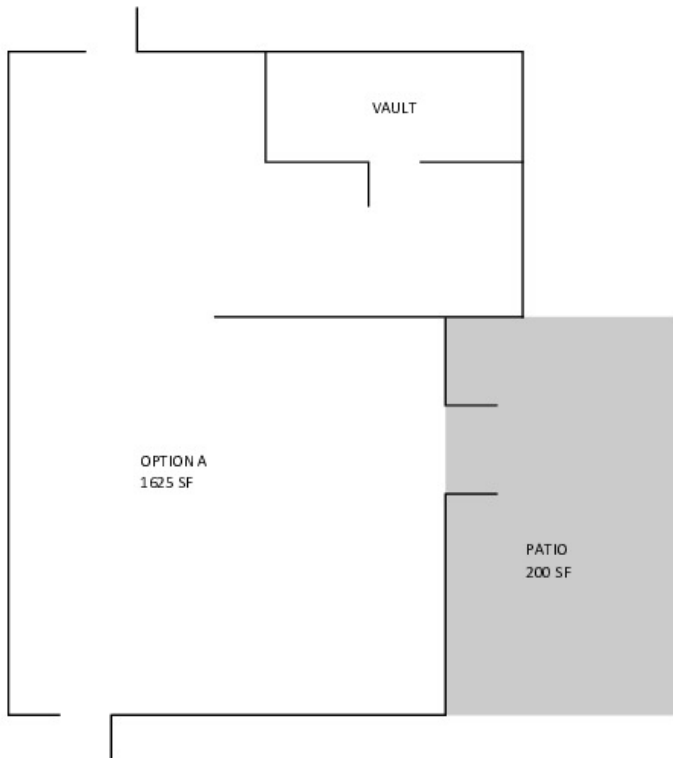


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,305	63,852	136,906
Average Age	42.8	41.9	40.4
Average Age (Male)	39.2	39.9	39.2
Average Age (Female)	44.7	43.5	41.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,156	27,349	59,809
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$65,039	\$83,725	\$85,425
Average House Value	\$188,387	\$221,599	\$220,875

\* Demographic data derived from 2020 ACS - US Census

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