

FOR LEASE

New Berlin Plaza

604 New Berlin Road | Jacksonville, FL 32218



Property Highlights

- » Great retail location in established center
- » Quick access to Main Street, I-295 & I-95
- » Close to River City Marketplace and JIA
- » Ideally located in expanding neighborhood
- » Close proximity to trade area; Anheuser-Busch, Bacardi, Imeson Center

Property Details

- » Unit Size: minimum 650± SF up to 3,266± SF
- » Average HH Income of \$65,494± within 5 miles
- » Located at a signalized intersection
- » End cap with drive-thru for restaurant users

Asking Price: \$12.50 SF NNN

Carl Tremble - Director of Brokerage Services

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Cross Regions Real Estate
is a Licensed Real Estate Broker

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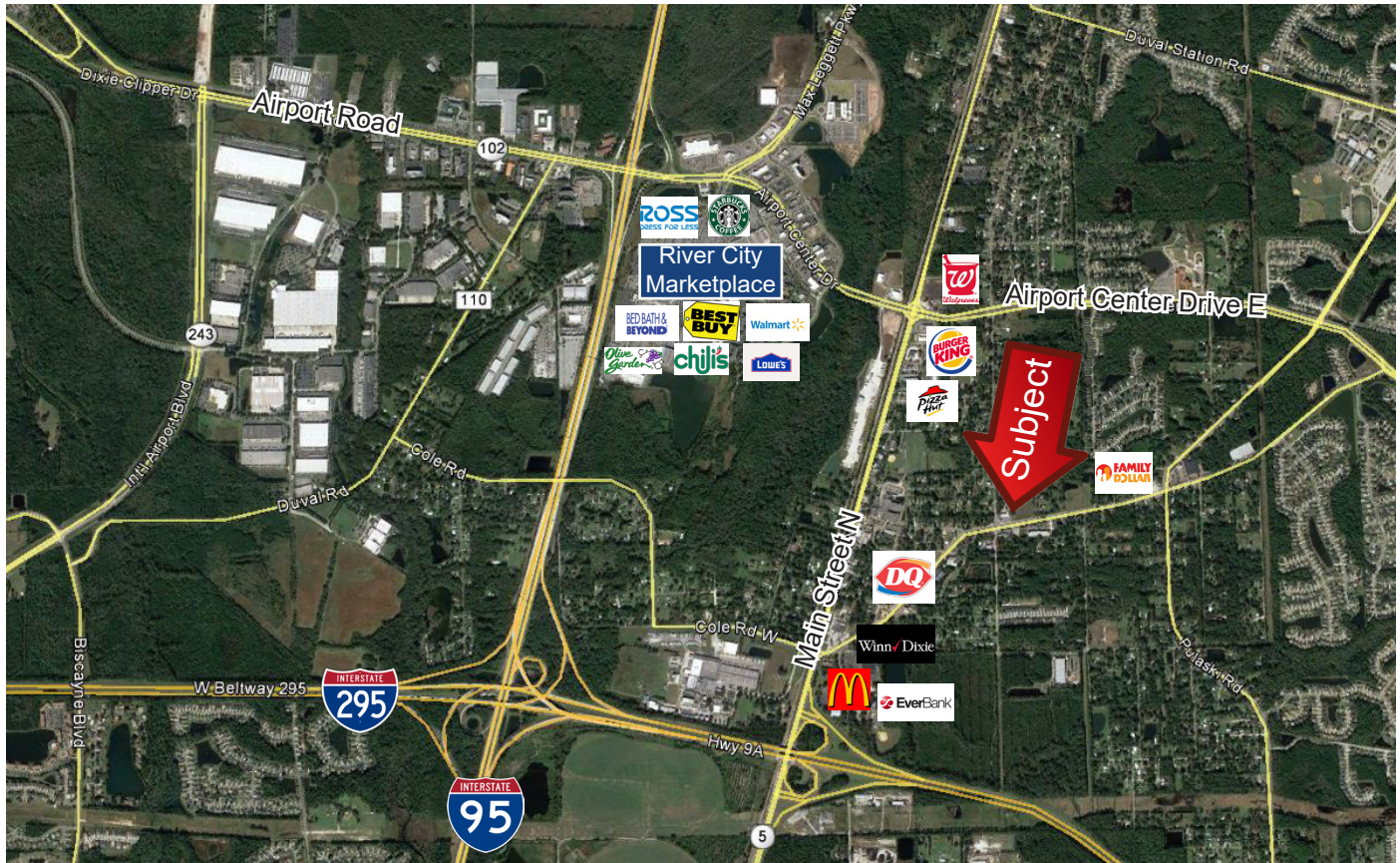
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2016 DEMOGRAPHICS	1 Mile Radius	3 Mile Radius	5 Mile Radius
POPULATION			
Est. Population 2016	4,696	28,457	58,280
Est. Population 2021	4,944	29,791	60,974
Population Growth 2016-2021	5.28%	4.69%	4.62%
INCOME			
Average Household Income	\$60,225	\$65,671	\$65,494
HOUSING			
Total Housing Units	1,790	10,438	21,388
Household Growth 2016-2021	5.42%	4.67%	4.61%

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