

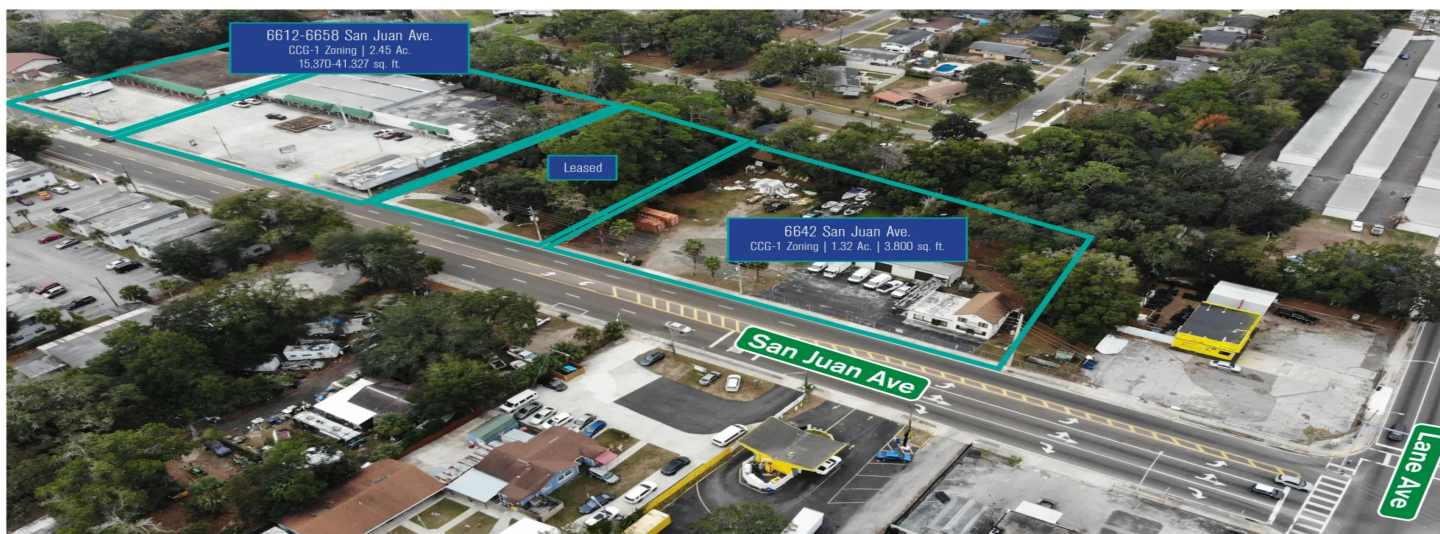
FOR LEASE

SAN JUAN AVE. PROPERTIES



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

6558, 6612 and 6642 San Juan Avenue, Jacksonville, FL 32210



OFFERING SUMMARY

Lease Rate:	\$8 SF/yr (NNN)
Building Size:	36,146 SF
Available SF:	7,500 - 36,000 SF
Lot Size:	2.45 Acres
Zoning:	CCG-1

PROPERTY OVERVIEW

Three (3) buildings available along San Juan Ave. 3,700 +/- SF and 10,000 - 36,000 +/- SF available for lease on Jacksonville's Westside. Excellent exposure off San Juan Ave. Ideal for retail or offices use. Estimated NNN's are \$1.78 p.s.f.

The two (2) story office/retail building is approximately 3,700 +/- SF and is situated on 1.32 +/- acres offering the flexibility to work and live. Rent and term are negotiable.

PRESENTED BY:

AMANDA KINKADE

904.635.6376

amanda@kinkadecommercial.com

EXECUTIVE SUMMARY

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ADDITIONAL PHOTOS

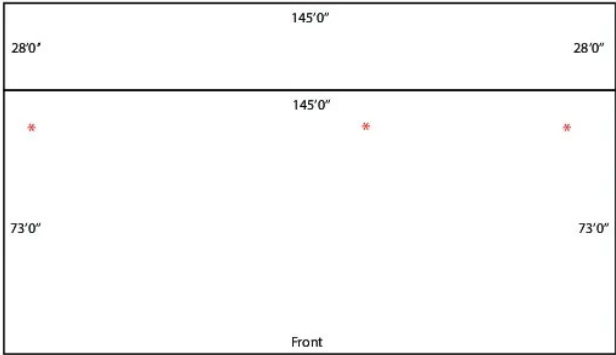
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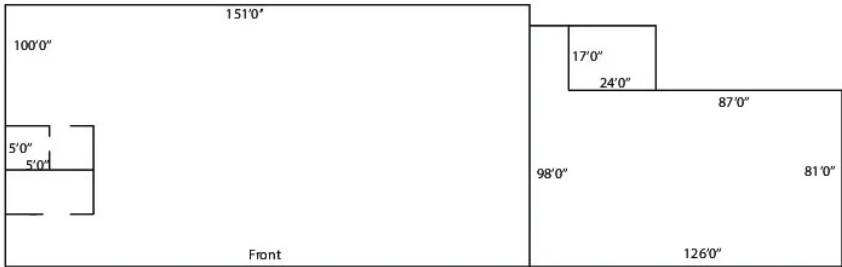
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* - location of restroom



6612 San Juan Ave



6558 San Juan Ave



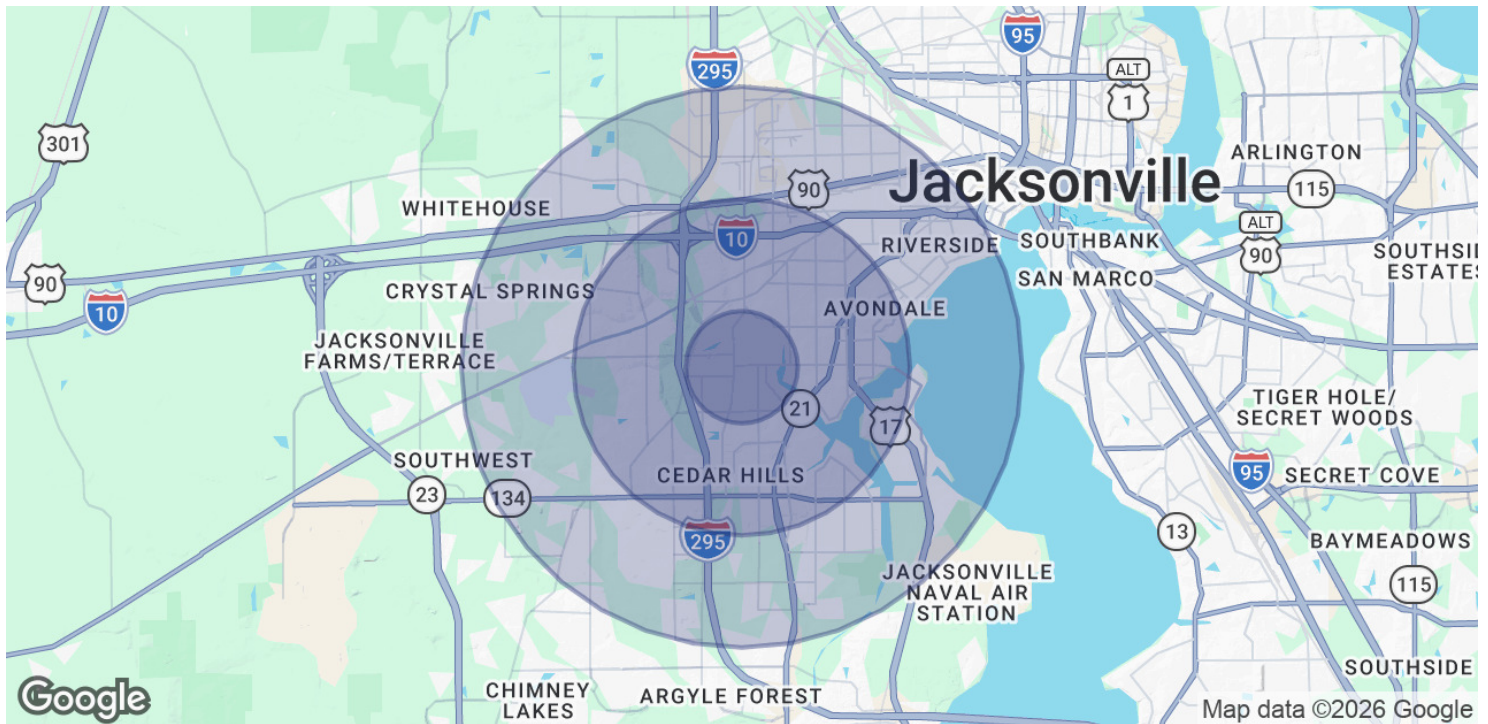
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,319	77,596	166,459
Average age	37.3	36.6	35.8
Average age (Male)	34.8	35.4	34.8
Average age (Female)	38.0	36.7	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,689	30,607	64,964
# of persons per HH	2.5	2.5	2.6
Average HH income	\$49,979	\$50,532	\$55,577
Average house value	\$142,439	\$184,532	\$194,468

* Demographic data derived from 2020 ACS - US Census

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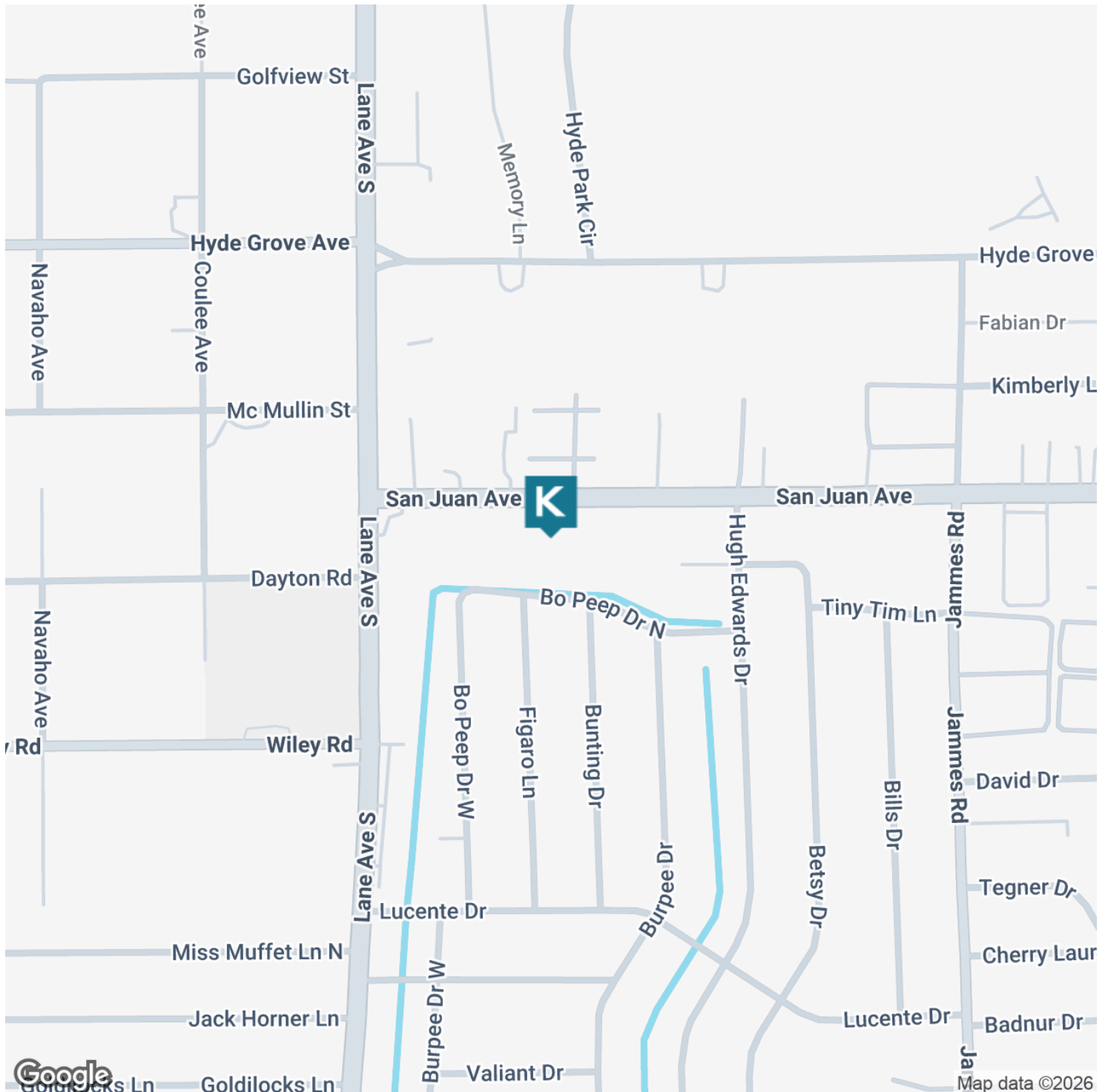
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LOCATION MAP