

For Lease

900 - 1,210 SF | \$14.75 - 19.75 SF/yr  
Retail Space



## Brierwood Village Plaza

8661-8775 Old Kings Road South  
Jacksonville, Florida 32217

### Property Highlights

- Aldi anchored shopping center driving daily customer traffic
- Complementary retail & service tenant mix supporting cross shopping
- Consistent foot traffic & customer base less impacted by e-commerce
- Excellent visibility and prominent signage opportunities
- Convenient access from major roadways serving surrounding community
- Ample on-site parking to support retail convenience and turnover

### Property Overview

This leasing opportunity is located within an Aldi anchored shopping center featuring a complementary mix of grocery, fitness, and service oriented tenants. The center offers strong daily traffic and a tenant mix well positioned for sustained performance in an active commercial corridor.

### Offering Summary

Lease Rate:	\$14.75 - 19.75 SF/yr (NNN)
Building Size:	125,857 SF
Available SF:	900 - 1,210 SF
Lot Size:	13.78 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,442	36,392	85,569
Total Population	8,178	82,124	198,266
Average HH Income	\$92,942	\$94,552	\$96,909

### For More Information



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Available Spaces

Suite	Tenant	Size	Type	Rate	Description
8731	Available	900 SF	NNN	\$14.75 SF/yr	-
8767	Available	1,210 SF	NNN	\$19.75 SF/yr	2nd generation fast casual restaurant

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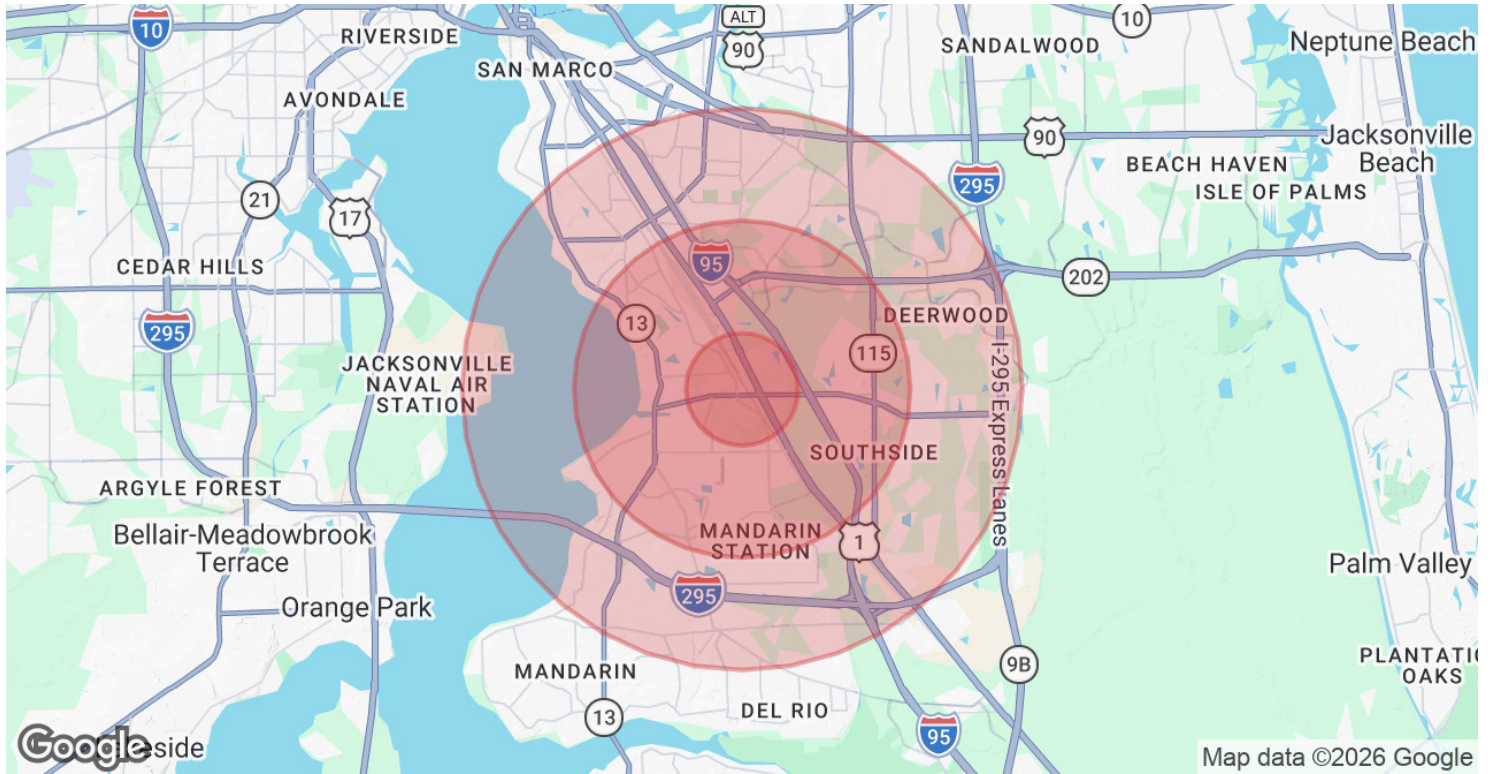
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,178	82,124	198,266
Average Age	42	40	41
Average Age (Male)	40	39	39
Average Age (Female)	43	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,442	36,392	85,569
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$92,942	\$94,552	\$96,909
Average House Value	\$307,421	\$317,688	\$337,579

2020 American Community Survey (ACS)

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