

# SHOPS AT TIMUQUANA

6011 103rd Street | Jacksonville, FL  
FOR LEASE



17,000 SF RETAIL CENTER

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# HIGHLIGHTS

- Traffic Count 26,500 vehicles per day on 103rd St.
- Diverse tenant mix including restaurant, service, and general retail uses
- Located 1.4 miles from I-295
- Two points of ingress/egress
- Ample Parking: 81 spaces
- Zoning: CCG-2 (Commercial Community/General)
- NNN Estimated at \$4.89/sf

## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,558	83,799	180,934

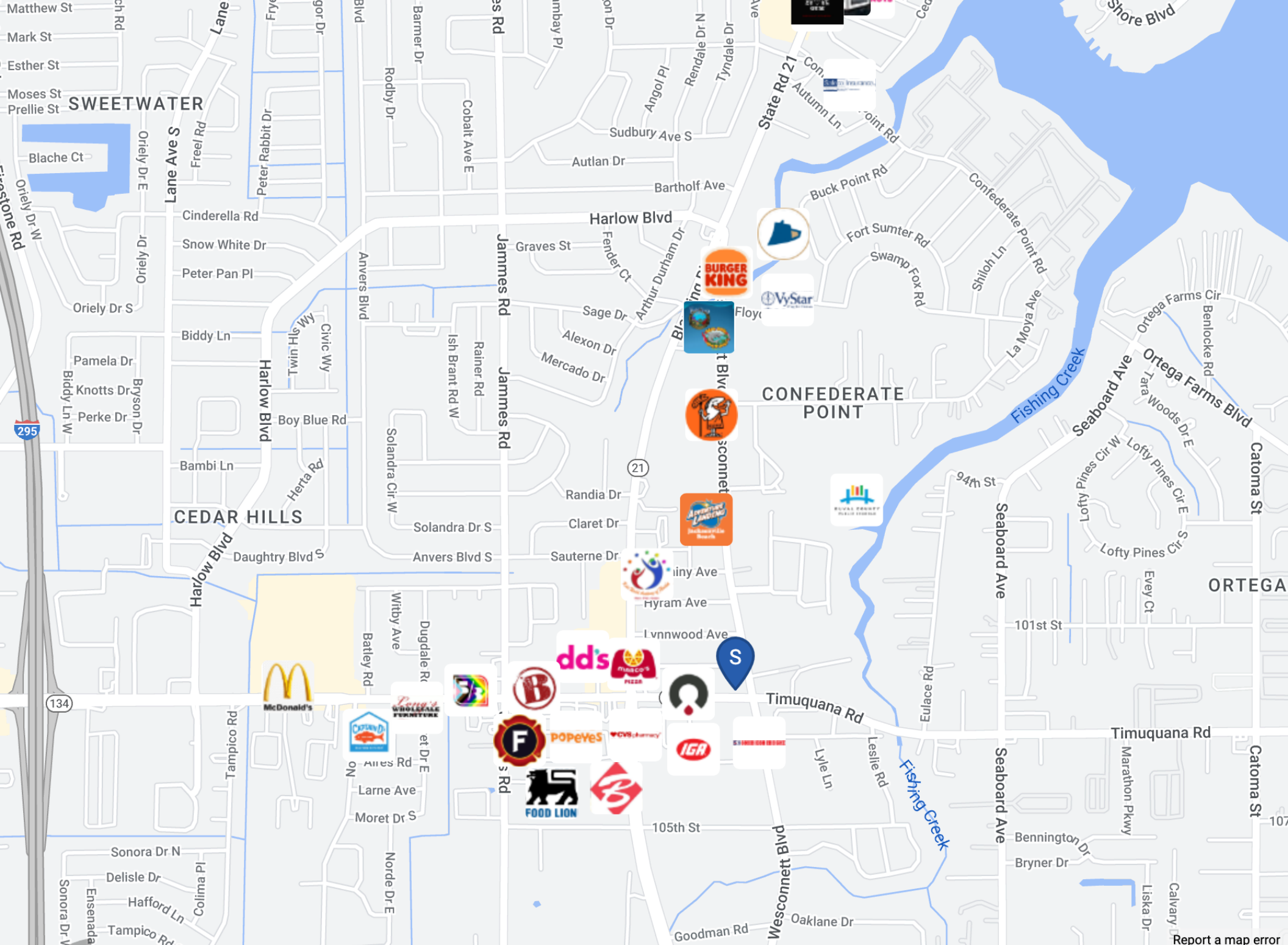
## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$73,709	\$80,687	\$84,153

## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,853	33,324	73,222

Suite	Space	Floor	Size	Rent Per SF	Lease Type	Notes
1	Available 2/1/2027	1	2,600 SF	\$25.00 PSF (Yearly)	NNN	Available 2/1/2027. NNN = \$4.89 PSF.
4	Available	1	1,058 SF	\$16.00 PSF (Yearly) - NNN=\$4.89 PSF	NNN	



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**Exterior Front Suite 1**



**Interior Suite 1**



**Interior Suite 1**



**Interior Suite 1**



**Exterior Front Suite 4**



**Interior Suite 4**



**Interior Suite 4**



**Interior Suite 4**