

Shops at Timuquana

17,000 SF RETAIL CENTER

FOR LEASE

6011 103rd Street
Jacksonville, FL 32210

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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

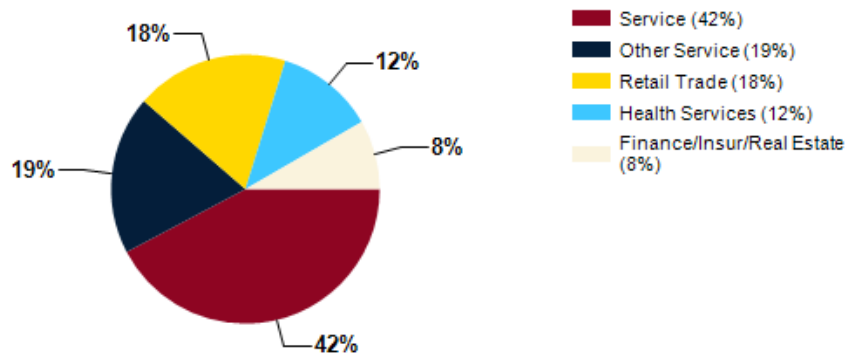
	1.00 MILE	3.00 MILE	5.00 MILE
	\$73,709	\$80,687	\$84,153

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	
8	Available 6/1/2026	1	700 SF	\$20.00 PSF (Yearly) - NNN=\$4.89 PSF	NNN	

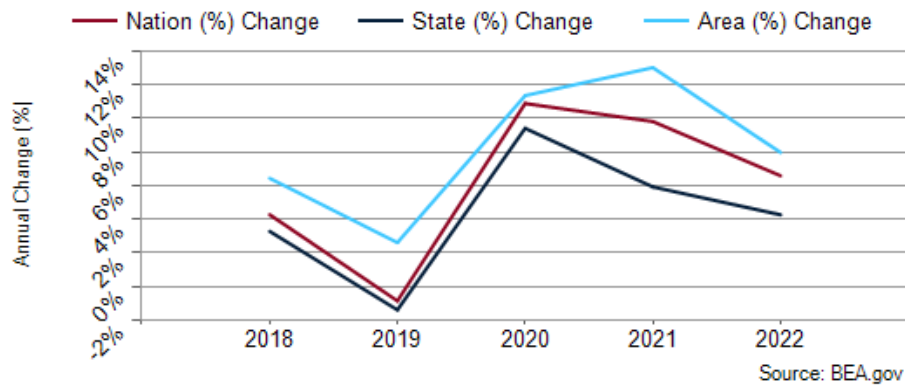
Major Industries by Employee Count



Largest Employers

Naval Air Station Jacksonville	23,000
Duval County Public Schools	14,000
Baptist Health	14,000
City of Jacksonville	8,000
Mayo Clinic – Jacksonville	8,000
Bank of America	7,000
Florida Blue (GuideWell)	6,000
Fidelity National Information Services (FIS)	5,000

Duval County GDP Trend





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