

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

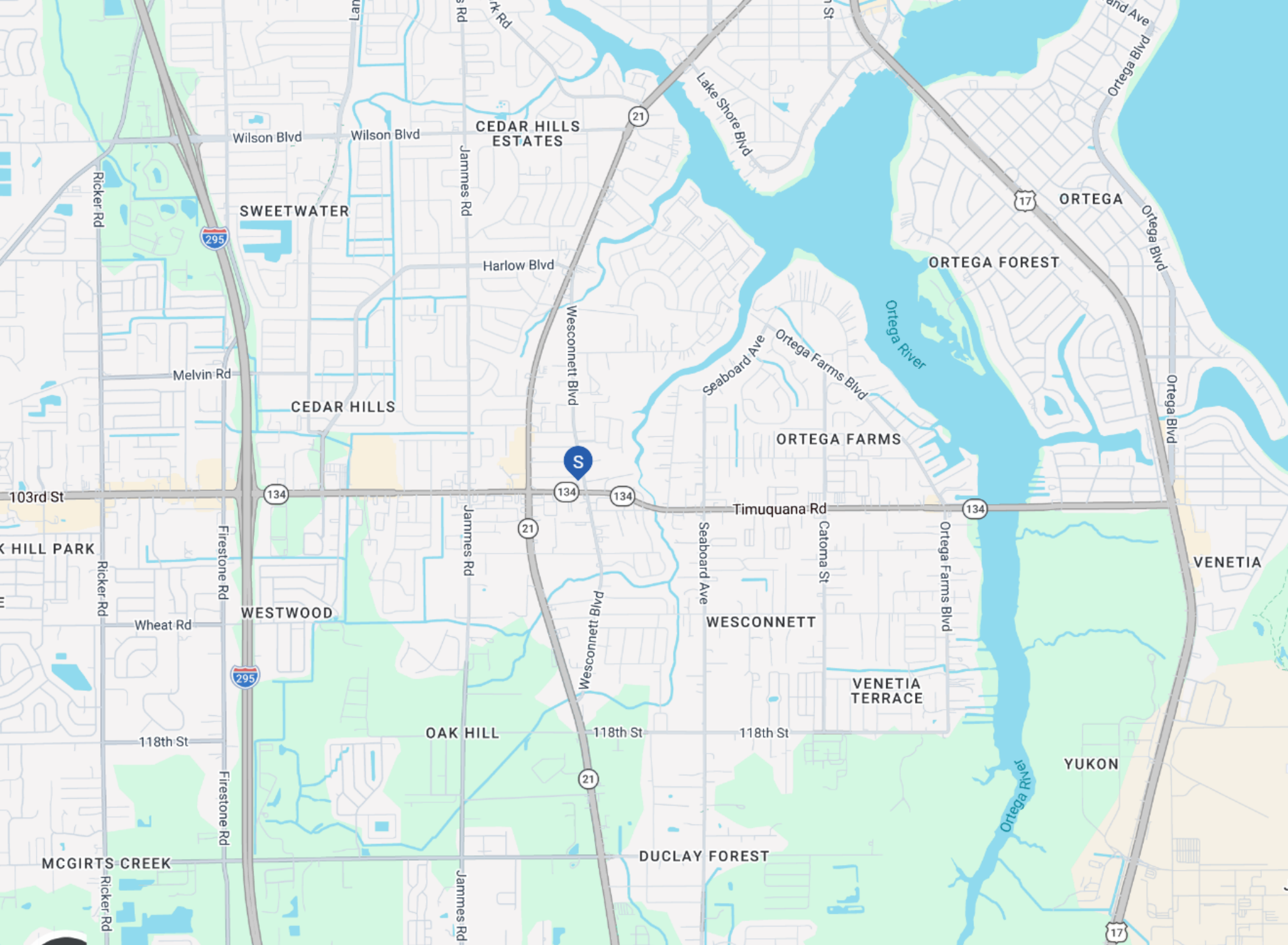
POPULATION		
1.00 MILE	3.00 MILE	5.00 MILE
9,558	83,799	180,934

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
1	Available	1	2,600 SF	\$18.00 PSF (Yearly) - NNN=\$4.89 PSF	NNN
4	Available	1	1,058 SF	\$16.00 PSF (Yearly) - NNN=\$4.89 PSF	NNN

PROPERTY FEATURES	
CORNER LOCATION	Yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2



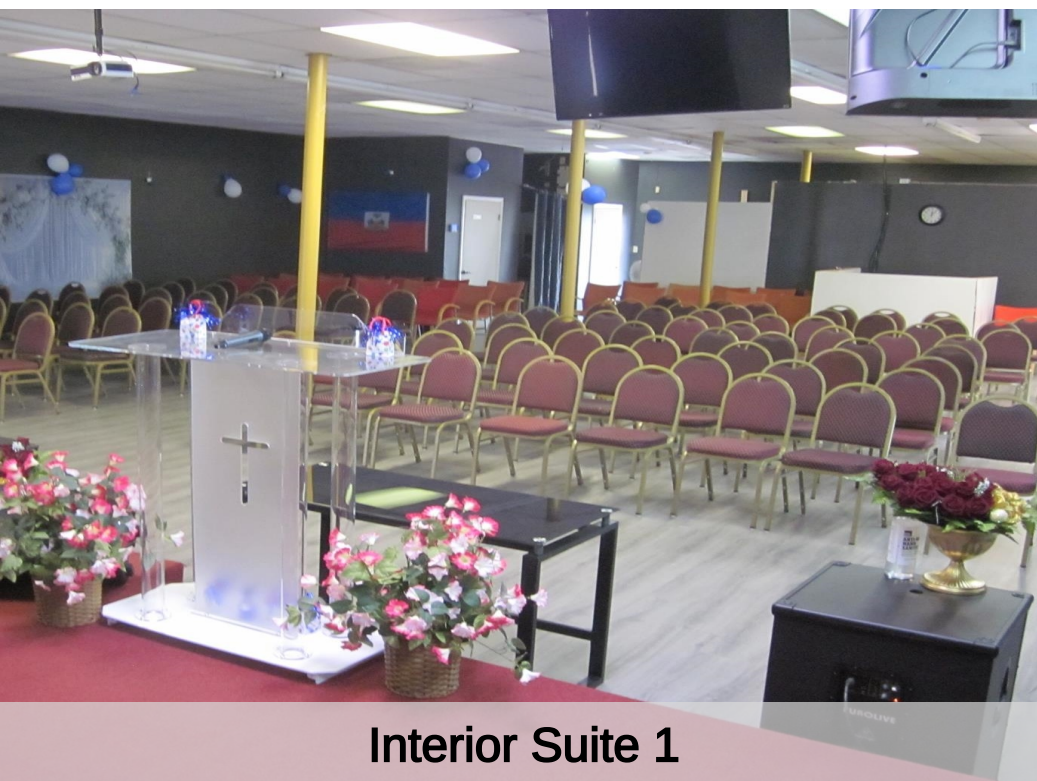




Exterior Front Suite 1



Interior Suite 1



Interior Suite 1



Interior Suite 1



Exterior Front Suite 4



Interior Suite 4



Interior Suite 4



Interior Suite 4