

SUB-LEASE OPPORTUNITY



Jacksonville, FL

Walgreens #1986-S

± 13.9K SF + DT | \$11.87/sf, MG | Dec'32

5340 Soutel Dr



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800.980.6719

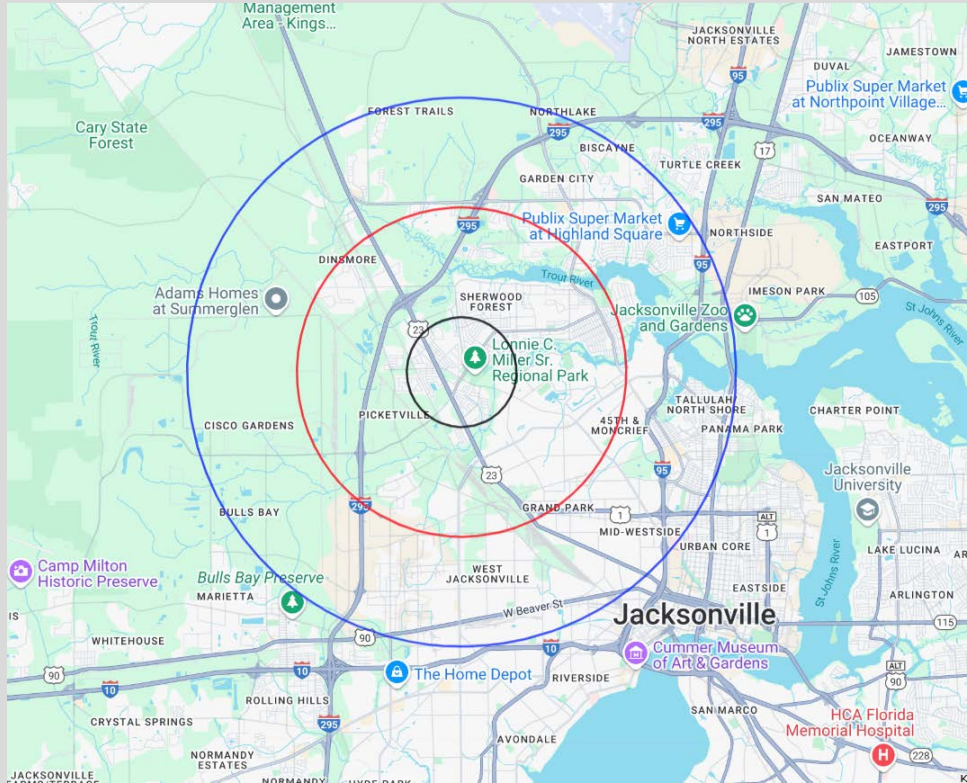
SUBLEASE OPPORTUNITY

T.L. PITTMAN



Property Overview

- **Rent.** \$11.87/SF, Modified Gross (includes RET + CAM)
- **Lease Term.** 7.8 years
- **Building.** ±13,950 SF + drive thru
- **Year Built.** 1998
- **Property.** 1.83 AC
- **Parcel.** 022232-0100
- **Parking.** ±73 spaces
- **Opportunity.** Sublease opportunity
- **Zoning.** CCG-2
- **Signage.** Pylon Sign plus Building Sign
- **Frontage.** 657' on Soutel Dr, 884' on Bronson Ln, 189' on Moncrief Rd W, 444' on Sibbald Rd
- **Access.** Moncrief and Soutel Rd
- **Traffic.** ±28,000 VPD
- **Nearby Businesses.** BP, Harvey's Supermarket, Dollar General



'24 Estimates	1 Mile	3 Mile	5 Mile
Population	8,430	47,677	133,438
Households	3,328	18,072	51,148
Median. HH Inc.	\$56,038	\$57,301	\$57,355

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11,658 Vehicles Per Day

16,814 Vehicles Per Day

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SUB-LEASE TERMS

SUGGESTED RENT*

\$11.87/SF

(inclusive of RET; R&M, insurance, utilities separate)

TERM

7.8 Years

DELIVERY

"As-Is"

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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