



For Lease
1,800 - 10,600 SF
Retail Space



Monument Pointe Plaza

1531 Monument Road
Jacksonville, Florida 32225

Property Overview

Located at the intersection of Monument Road and St. John's Bluff Road Monument Pointe Plaza is a neighborhood shopping center that has been serving area residents for over 25 years. The property is the dominant retail center at the intersection and is grocery anchored by Aldi, converting from a long-term tenancy with WinnDixie. Monument Pointe's linear configuration allows for great visibility from the road, benefiting both tenants and customers.

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,111	28,654	71,155
Total Population	7,608	73,715	182,390
Average HH Income	\$88,310	\$91,041	\$90,087

Offering Summary

Lease Rate:	Negotiable
Available SF:	1,800 - 10,600 SF
Traffic Count:	25,500 plus 13,700 AADT

Spaces	Lease Rate	Space Size
3	Negotiable	1,800 SF
17	Negotiable	10,600 SF

For More Information



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Available Spaces

Suite	Tenant	Size	Type	Rate	Description
1	Monument Cleaners	1,500 SF	NNN	-	-
2	King Nails	900 SF	NNN	-	-
3	Available Soon	1,800 SF	NNN	Negotiable	Available 2/1/2027
5	Clean Slate Laundry	1,200 SF	NNN	-	-
6	Jax Beats	1,200 SF	NNN	-	-
7	Vito's Pizza	1,500 SF	NNN	-	-
8	Hunan Wok	1,200 SF	NNN	-	-
9	Seaglass Smoke	1,200 SF	NNN	-	-
10	Day Spa	900 SF	NNN	-	-
11-13	The World of Dance	3,300 SF	NNN	-	-
15	ALDI	46,772 SF	NNN	-	-
17	Available	10,600 SF	NNN	Negotiable	-
21	Golden Ox Liquors	10,600 SF	NNN	-	-
OP1	Mobil	0 SF	NNN	-	-
OP2	Good Year	0 SF	NNN	-	-



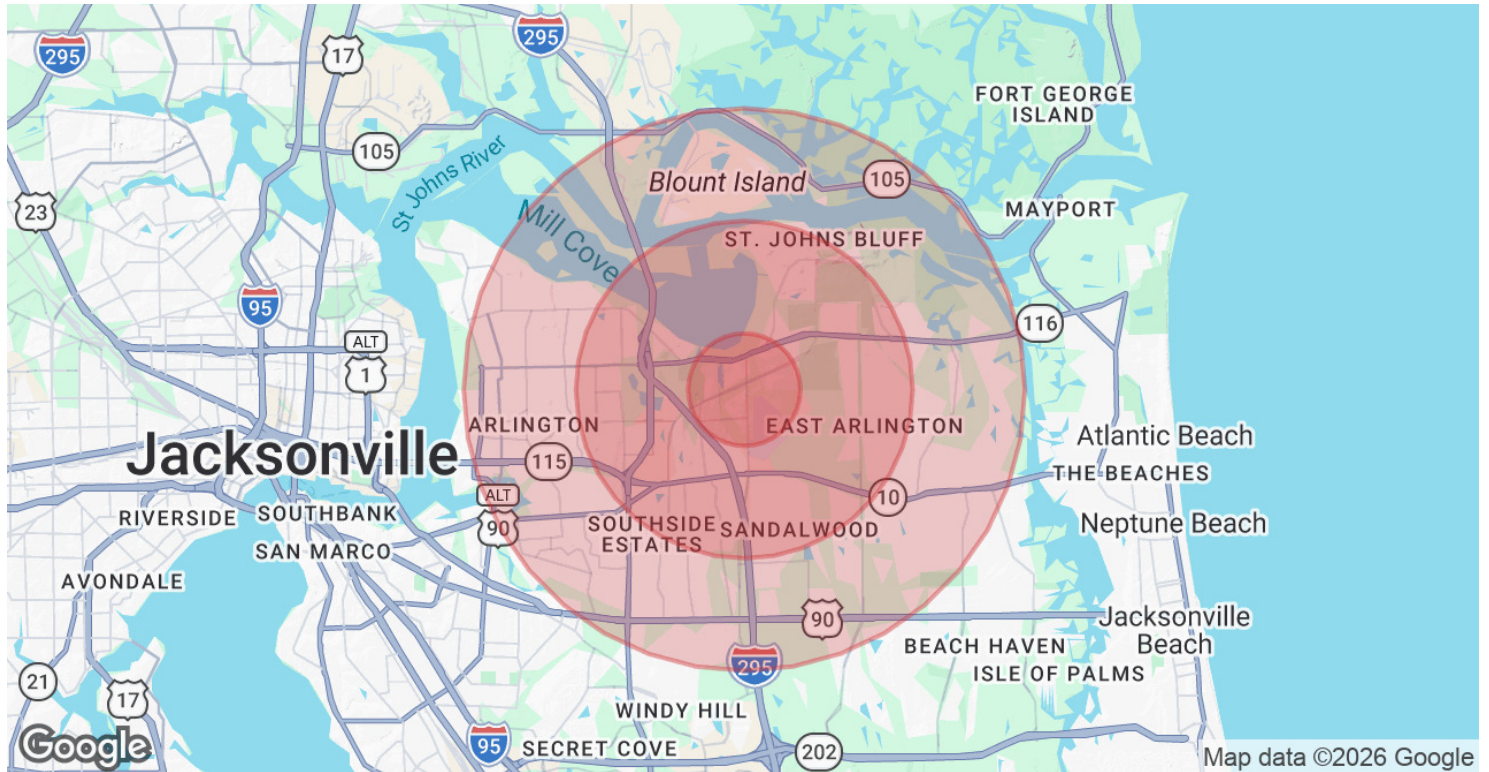
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,608	73,715	182,390
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	41	40
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,111	28,654	71,155
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$88,310	\$91,041	\$90,087
Average House Value	\$277,270	\$307,856	\$313,722

2020 American Community Survey (ACS)