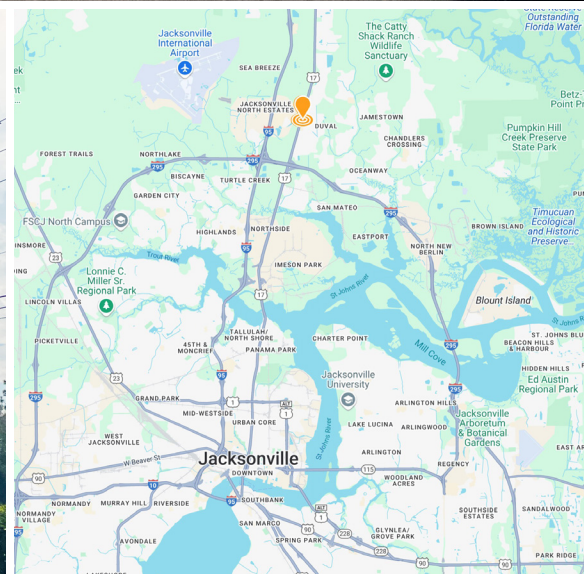


# MAIN STREET PLACE

12961 N Main St. Jacksonville, FL 32218

FOR LEASE



## PROPERTY OVERVIEW

- » **SPACE AVAILABLE: 818 SF & 4,712 (Coming Soon!)**
- » Ease of access from Interstate 95 (122,500 AADT) and Interstate 295 (85,500 AADT)
- » Conveniently located just 5 miles from Jacksonville International Airport & 1 mile from River City Marketplace
- » Nearby national retailers include:



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,456	35,879	75,959
Households	2,592	13,811	28,342
Daytime Pop.	4,495	24,634	51,600
Ave. HH Income	\$78,582	\$97,639	\$100,090

SUITE	OCCUPANT	SF
101	MAIN CUT BARBER	1,024
102/103	CAREER PREP WORKFORCE	2,528
104	CASA MARIA	3,378
105	SEAFOOD EXPRESS	2,755
106	MASALA MANTRA INDIAN BISTRO	3,552
201/202	JAX ORTHOPEDICS	3,990
203	LONGEVITY MASSAGE	1,690
204	OCEANWAY SMOKESHOP	1,266
205	EMPIRE'S BARBERSHOP	1,260
206	OCEANWAY PUB	1,583
207	OCEANWAY LIQUOR	1,583
208	SUSHI WOK	1,900
209	H&R BLOCK	1,260
210	DUVAL TAX COLLECTOR	5,035
301	PIZZA HUT	1,400
302	AMERICAN STAR NAILS	1,000
303	ALL WASHED UP CLEANERS	1,000
<b>304</b>	<b>AVAILABLE</b>	<b>818</b>
305-309	FRESENIUS MEDICAL	6,684
<b>OP1</b>	<b>AVAILABLE</b>	<b>4,712</b>

