

FOR LEASE > RETAIL

# Discovery Plaza

10750 ATLANTIC BOULEVARD, JACKSONVILLE, FL 32225

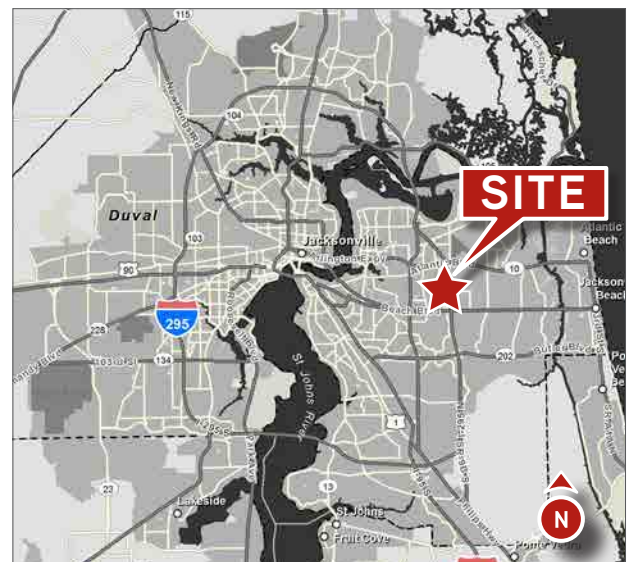


Northeast Florida



## Property Features

- > 66,979± SF retail center
- > Available spaces from 1,250± SF up to 6,600± SF
- > Great location on Atlantic Blvd. at St. Johns Bluff Rd. (SE Quadrant) at traffic light
- > Traffic Count: 61,500± vehicles/day on Atlantic Blvd.
- > On going-home side of Atlantic Blvd.
- > Excellent visibility and exposure
- > Anchored by O'Reilly Auto Parts, Dollar Tree and Aaron's Rents
- > Other tenants include: Papa Johns, Larry's Giant Subs, Dick's Wings, Celebrity Events Banquet Hall, etc.
- > Just minutes from I-295, Regency Square Mall, Beaches, etc.
- > Zoned: CCG-2 (Commercial)
- > **Operating Expenses/NNN: \$3.06/SF**
- > **Lease Rate: \$16.00/SF (NNN)**



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# Aerial

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## Demographics

Source: ESRI Business Analyst 2018



### Population (2018)

1 mile: 8,494  
3 miles: 77,148  
5 miles: 208,083



### Average Household Income (2018)

1 mile: \$64,667  
3 miles: \$71,020  
5 miles: \$76,598



### Projected Population (2023)

1 mile: 8,965  
3 miles: 82,881  
5 miles: 222,602



### Projected Average Household Income (2022)

1 mile: \$76,290  
3 miles: \$82,685  
5 miles: \$89,416

# Site Plan with Availabilities

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Suite	Tenant	SF
10740	Aarons	7,000
10732	Dollar Tree	8,840±
<b>10734-A</b>	<b>Available</b>	<b>1,250±</b>
	<b>Storage</b>	<b>1,250±</b>
10734-B	Gastronoma	1,875±
10730	Mike-Cell Oriental Grocery	4,431±
1647	Global Cargo Services	600±
1651	Barber Shop	600±
1655	Hairz Looking at You	600±
1659	Karinderia Restaurant	1,650±

Suite	Tenant	SF
10750-8	Banquet Hall	7,200±
10750-10	Dick's Wing	4,800±
10750-11	CSI Special Care	2,476±
10750-12	Papa John's Pizza	1,500±
10750-13	Cell Phone World	1,200±
10750-14	Larry's Giant Subs	1,396±
10736	Sweepstakes	2,994±

Suite	Tenant	SF
10750-1	O'Reilly's Auto Parts	8,400±
<b>10750-4</b>	<b>Available</b>	<b>6,600±</b>

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