

FOR LEASE > RETAIL

Discovery Plaza

10750 ATLANTIC BOULEVARD, JACKSONVILLE, FL 32225

66,979± SF RETAIL CENTER

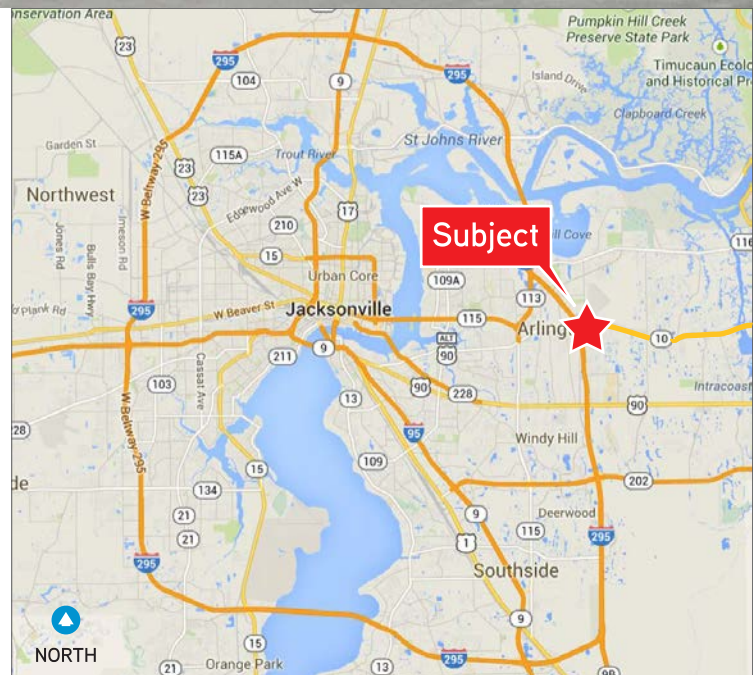


Northeast Florida



Property Features

- > Total Size: 66,979± SF center
- > Great location on Atlantic Blvd @ St. Johns Bluff Rd (SE Quadrant) at traffic light
- > Traffic Count 2017: 65,000± 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.
- > Available: Unit #4-7 - 6,600± SF (dividable)
- > Zoned: CCG-2 (Commercial)
- > Operating Expenses/NNN: \$3.06/SF
- > Lease Rate: \$16.00/SF (NNN)



Aerial

10750 ATLANTIC BOULEVARD, JACKSONVILLE, FL 32225



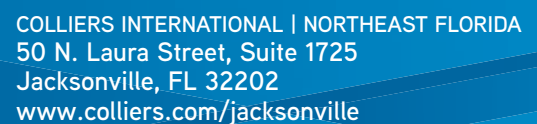
Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2016	8,263	73,013	197,091
Pop. Est. 2021	8,863	77,132	207,755
2016 Est. Avg. HH Income	\$ 59,616	\$ 66,609	\$ 70,789

Source: Esri Business Analyst Online

Traffic Count	Daily	Trucks
Atlantic Blvd	65,000	1,300
St Johns Bluff Rd	26,000	390
I-295	77,000	7,392

Source: Florida Department of Transportation (FDOT)

Suite	Tenant	SF	Suite	Tenant	SF
10750-1	O'Reilly's Auto Parts	8,400±	10750-14	Larry's Giant Subs	1,396±
10750-4	Available	4,918±	10736	Vacant	2,475±
			10740	Aaron's	7,000±
			10732	Dollar Tree	8,840
10750-7	Available	1,682±	10734-A	Tobacco Shop	1,250±
10750-8	Banquet Hall	7,200±	10734-B	Gastronoma	1,875±
			10730	Mike-Cell Oriental Grocery	4,431±
10750-10	Dick's Wing	4,800	1647	Retail	600±
10750-11	Sweepstakes	2,476	1651	Barber Shop	600±
10750-12	Papa John's Pizza	1,500±	1655	Hairz Looking at You	600±
10750-13	Cell Phone World	1,200±	1659	Karinderia Restaurant	1,650



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Property Photos

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Building One



Building Two



Endcap 600± SF



Building Three

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Common Sidewalk Area



Atlantic Boulevard (Facing East)



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Please contact us to see this property

Contact Us

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