

FOR LEASE > RETAIL

Discovery Plaza

10750 ATLANTIC BOULEVARD, JACKSONVILLE, FL 32225

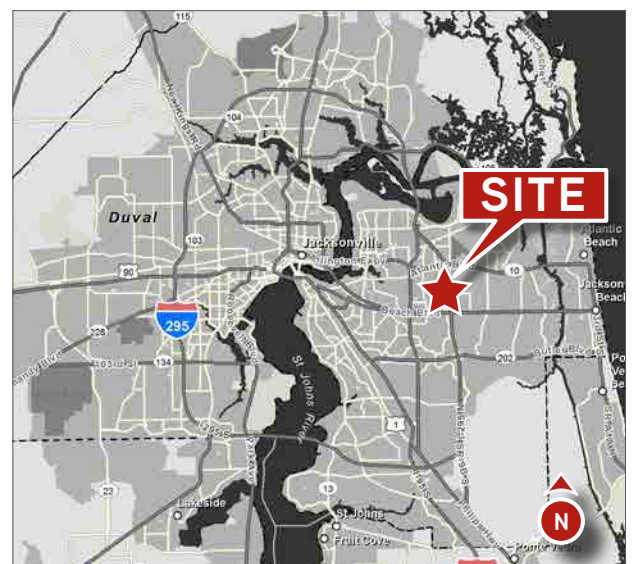


Northeast Florida



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±
10734-A	Car Rental	1,250±
	Storage	1,250±
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±
10750-4	Available	6,600±

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