



1,400-1,600 SF RETAIL | FOR LEASE

1704-1706 Southside Blvd
Jacksonville, FL 32216

KAYLA DEGUZMAN
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PROPERTY OVERVIEW

Cantrell & Morgan is pleased to present Southside Atlantic Plaza, located at 1704-1706 Southside Blvd in Jacksonville, FL. Excellent central location, near the Southside Blvd (40,000 AADT) & Atlantic Blvd (33,000 AADT) intersection.

The property is surrounded by several national retails and has easy access with frontage on Southside Blvd. This multi-tenant building offers ample parking and tall pylon signage.

PROPERTY HIGHLIGHTS

- Tall Monument Signage
- Frontage on Southside Blvd
- Ample Parking

LEASING SUMMARY

Address: 1704-1706 Southside Blvd, Jacksonville, FL 32216

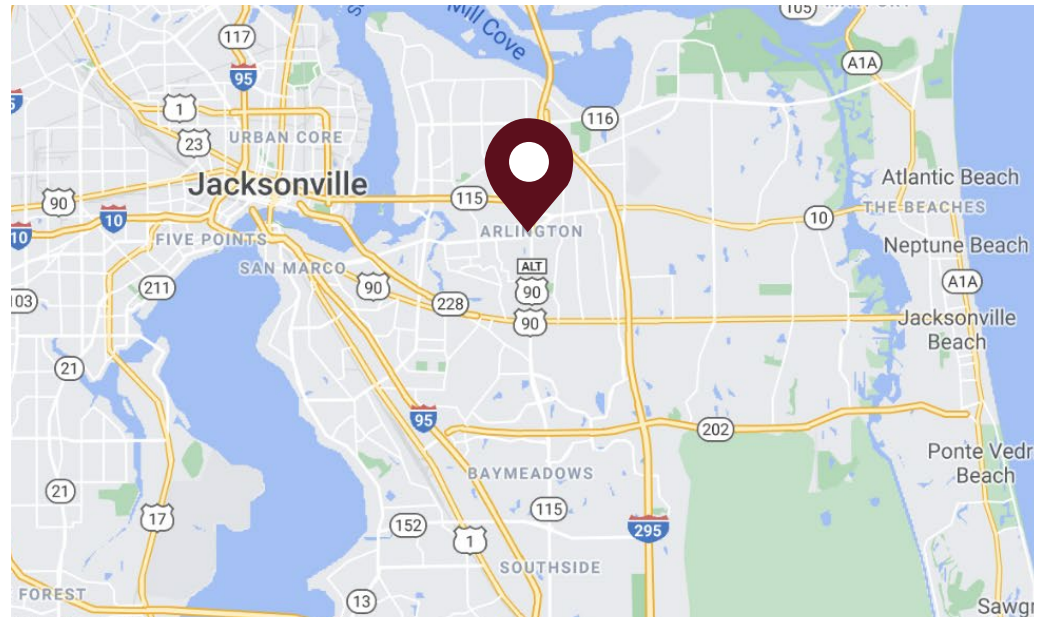
Zoning: CCG-1

LEASE DETAILS

Suite	Size	Lease Price
Unit 3	1,400 SF	\$16/SF + \$4.50/SF NNN
Unit 6	1,600 SF	\$16/SF + \$4.50/SF NNN
Unit 7	1,600 SF	\$16/SF + \$4.50/SF NNN

DEMOGRAPHICS

	3 MILES	5 MILES
Population	95,103	224,494
Households	38,400	91,066
Median Age	36.4	36.0
Median Household Income	\$52,128	\$58,243
Average Household Income	\$71,434	\$79,164



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SOUTHSIDE ATLANTIC PLAZA



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UNIT 6 - INTERIOR PHOTOS

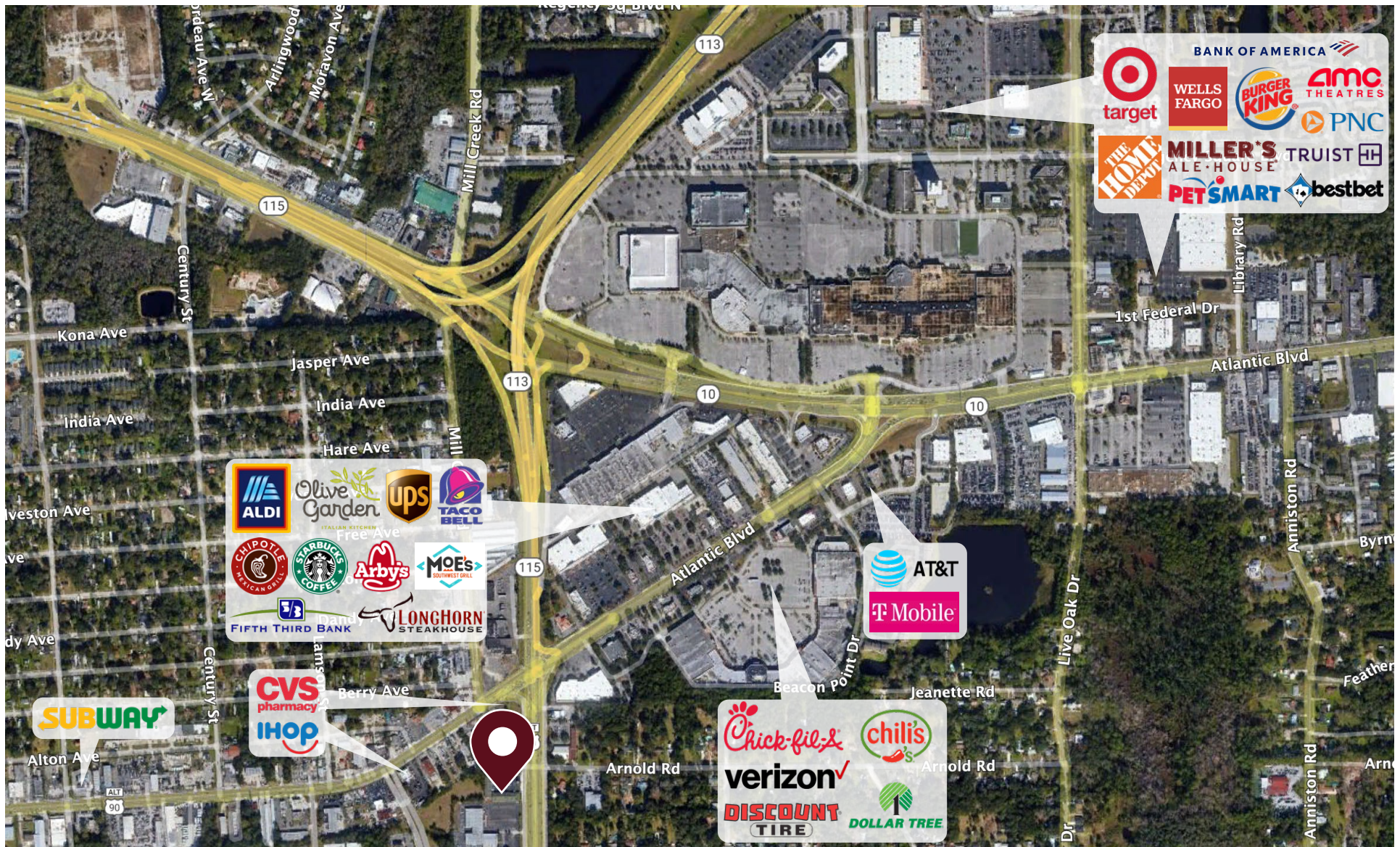


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AERIAL OVERVIEW



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