



## 7,958 SF FREESTANDING BUILDING | FOR LEASE

1556 Monument Road  
Jacksonville, FL 32225

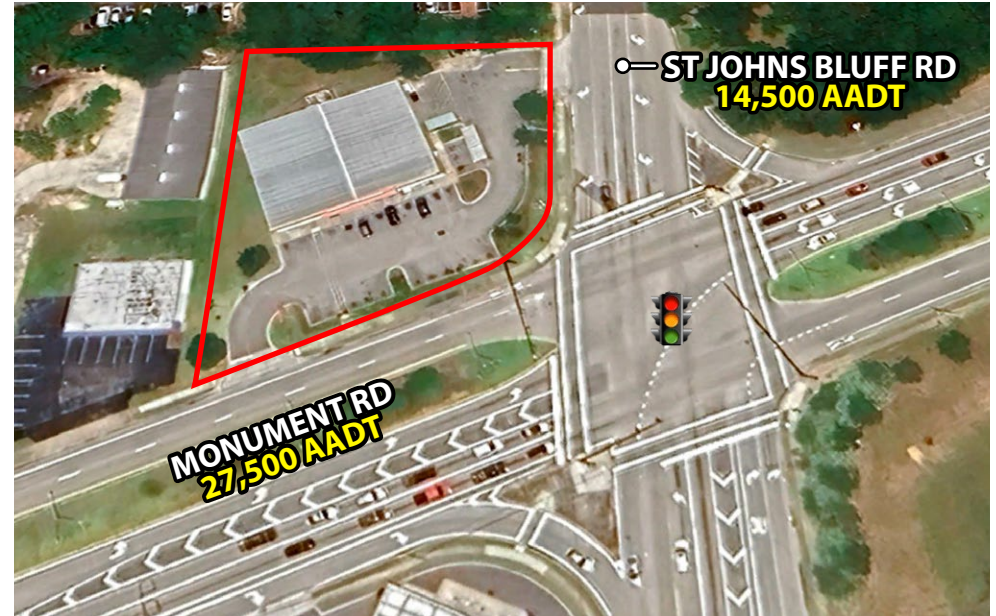
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# PROPERTY OVERVIEW

Seize the opportunity to establish your business at 1556 Monument Road in Jacksonville, FL, a former Family Dollar store. This freestanding retail property is zoned CCG-1 and features a spacious 7,958 SF building on a 1.06-acre lot, providing ample paved parking and prominent tall monument signage.

Located at the busy signalized intersection of Monument Road (27,500 AADT) and St Johns Bluff Road (14,500 AADT), the property boasts two convenient access points for easy entry and exit. Positioned directly across from a bustling grocery-anchored center, this prime location ensures high visibility and steady foot traffic, making it an ideal spot for your retail venture.

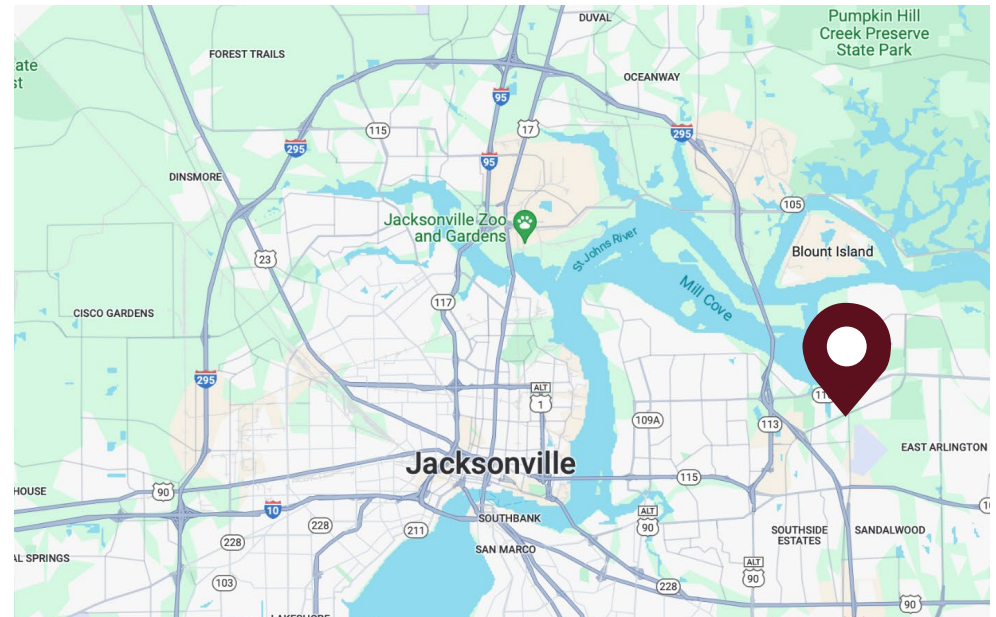


## LEASING SUMMARY

Address:	1556 Monument Road
Lease Rate:	\$21/SF
Lease Type:	Modified Gross
Building Size:	7,958 SF
Lot Size:	1.06 AC
Year Built:	2013
Property Type:	Freestanding Retail
Transaction Type:	Sub-lease / Lease
Sublease expiration date:	8/31/28
Parking:	+/- 35 paved parking spaces
Frontage:	148' on Monument Rd & 172' on St Johns Bluff Rd
Monument Signage:	Yes
Zoning:	CCG-1

## DEMOGRAPHICS

	3 MILES	5 MILES
Population	73,153	180,548
Households	28,569	71,521
Median Age	37.3	36.9
Median Household Income	\$69,751	\$63,573
Average Household Income	\$91,238	\$87,795



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# INTERIOR PHOTOS

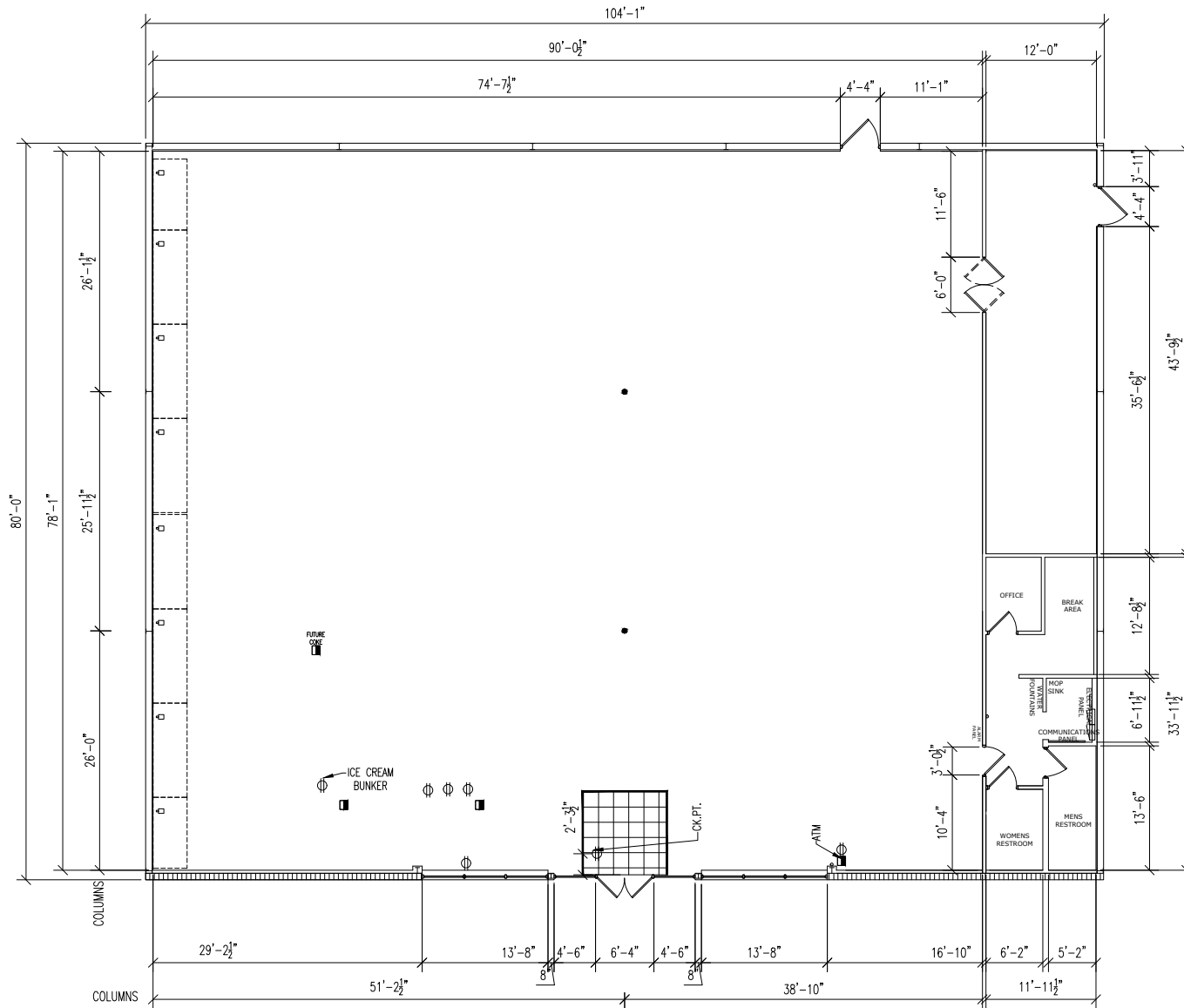


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# FLOOR PLAN



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# SURROUNDING AREA



1556 Monument Road | Jacksonville, FL 32225

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