



VILLAGES OF 103RD | FOR LEASE

7945 103rd Street
Jacksonville, FL 32210

KAYLA DEGUZMAN
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PROPERTY OVERVIEW

Discover an exceptional leasing opportunity at **Villages of 103rd**, a Jacksonville retail shopping center that caters to a diverse customer base. Strategically located on 103rd Street, this center features a dynamic mix of food users, boutiques, and more, making it a prime destination for shopping and dining in the area.

Key Features:

- **Available Spaces:** Three spaces available, each fully sprinklered and move-in ready for new tenants.
- **Accessibility:** Convenient location with easy access for both customers and tenants.
- **High Visibility:** Benefit from high traffic counts that ensure consistent exposure for your business.
- **Prominent Signage:** Enjoy the advantage of tall monument signage for maximum visibility and brand recognition.

Whether you're a restaurateur, boutique owner, or service provider, Villages of 103rd offers the perfect platform to grow your business.

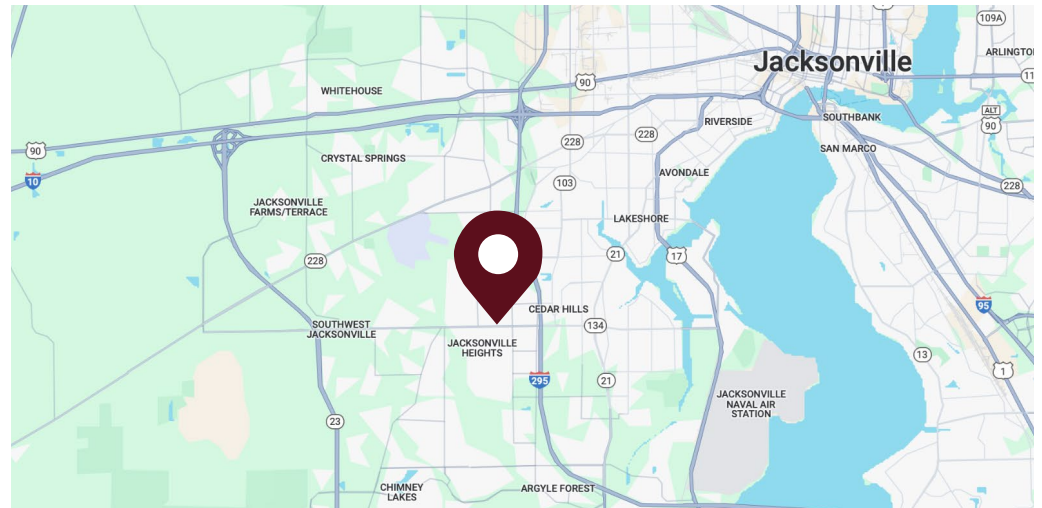


LEASE DETAILS

Suite	Size	Lease Price	
Unit 9-14	4,050 SF	\$18/SF	\$6.61/SF NNN
Unit 20	675 SF	\$20/SF	\$6.61/SF NNN

PROPERTY DETAILS

Address:	7945 103rd street
Building size:	14,850 SF
Zoning:	CCG-1
Property Type:	Retail Center
Monument Signage:	Yes
Sprinkled Inside:	Yes
Parking:	+/- 70 paved spaces
Frontage:	384' on 103rd St



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STORE FRONTS



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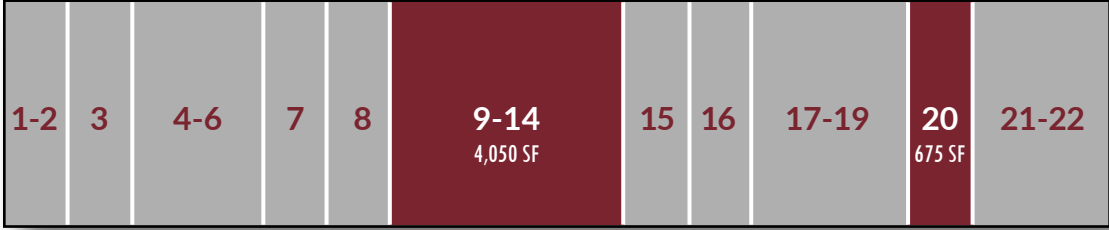
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AVAILABILITY & TENANT KEY



Unit	Tenant
1-2	Famous Jamaican Jerk Seafood
3	Westside Seafood
4-6	Southeast Asian Market
7	Boost Mobile
8	Antique Nails
9-14	Available
15	African Hair Braiding
16	Phoenix Insurance
17-19	Career Prep Center
20	Available
21-22	Las Americas Grocery



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INTERIOR PHOTOS



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SURROUNDING AREA



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