

COBBLESTONE CROSSING

2771 Monument Rd., Jacksonville, FL 32225

EXECUTIVE SUMMARY



LOCATION OVERVIEW

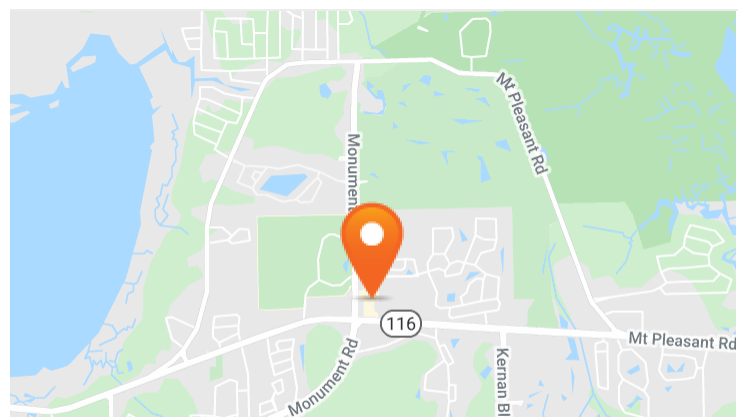
Signalized intersection with great visibility and easy access from both Monument Road and McCormick Road.

PROPERTY HIGHLIGHTS

- Join Publix, Subway, AT&T, Hair Cuttery and others at the dominant intersection in Arlington.
- Publix recently renovated and expanded to 53,785 SF.
- Property is less than a mile south of Hidden Hills Country Club and Estates with 550+ homes.
- Traffic Count: Monument Rd: 29,000 AADT; McCormick Rd: 23,500 (West) 33,000 (East)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Population	9,911	46,139	138,407
2019 Daytime Population	6,208	29,275	104,499
2019 Total Households	3,893	16,719	50,930
2019 Median HH Income (\$)	69,853	75,045	62,130



EXCLUSIVE AGENT(S)

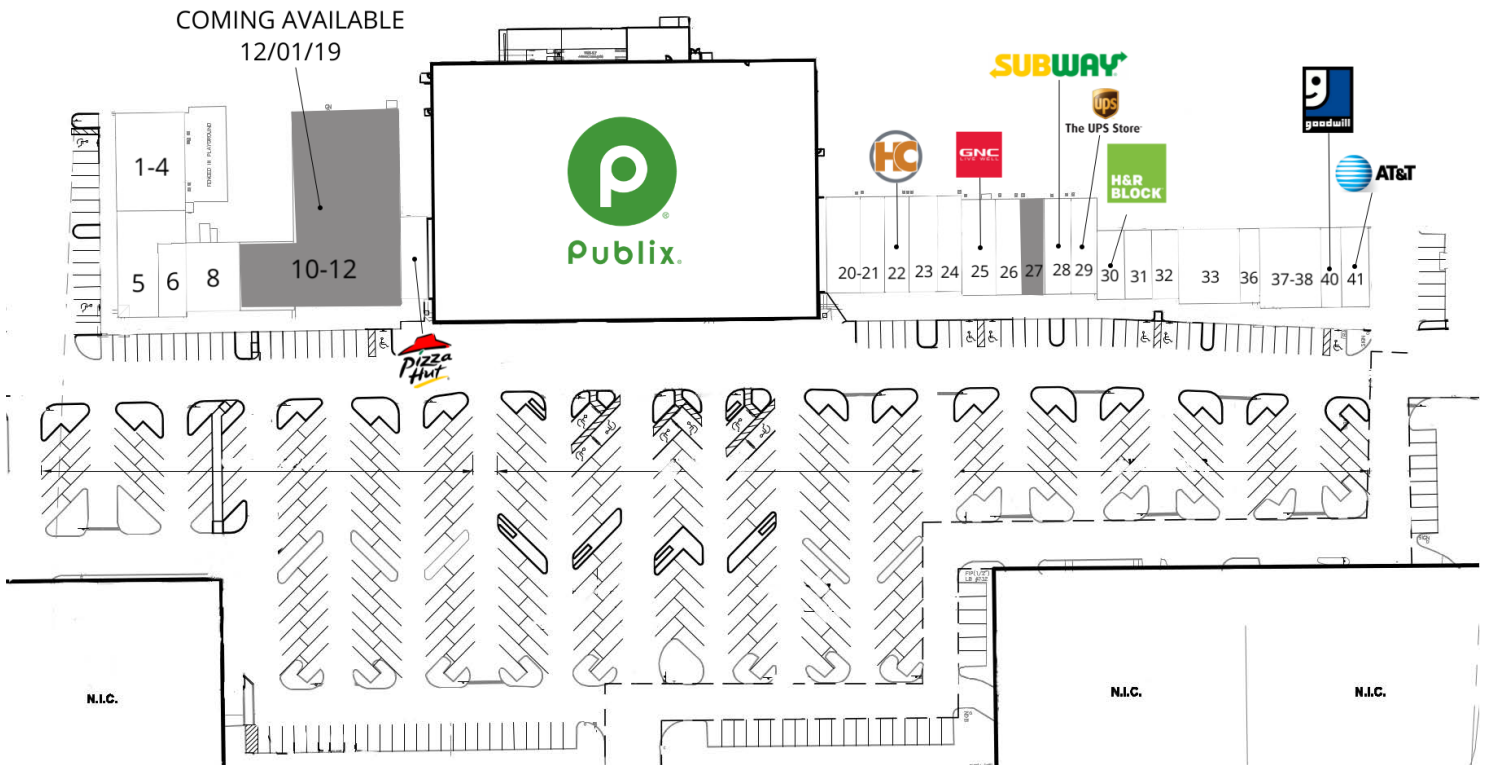
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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1-4	Kids by the Hour	3,699 SF	22	Hair Cuttery	1,260 SF	30	H & R Block	1,000 SF
5	Sashimi Sushi Grill	2,400 SF	23	Raul Perez, DDS	1,470 SF	31	T-N Nails	1,000 SF
6	Cleaners	1,500 SF	24	The Cigar Shop	1,260 SF	32	The Hot Dog Spot	1,000 SF
8	Italian Restaurant	2,000 SF	25	GNC	1,760 SF	33	Ascension Health Ministry	2,430 SF
10-12	Available Soon	12,998 SF	26	Sahara Liquors	1,260 SF	36	Pooky Gelateria	810 SF
13	Pizza Hut	1,200 SF	27	Available Soon	1,260 SF	37-39	Karate America	2,610 SF
19	Publix	53,785 SF	28	Subway	1,365 SF	40	Goodwill	870 SF
20-21	Marie Basco, DDS	3,010 SF	29	The UPS Store	1,365 SF	41	AT&T	1,160 SF

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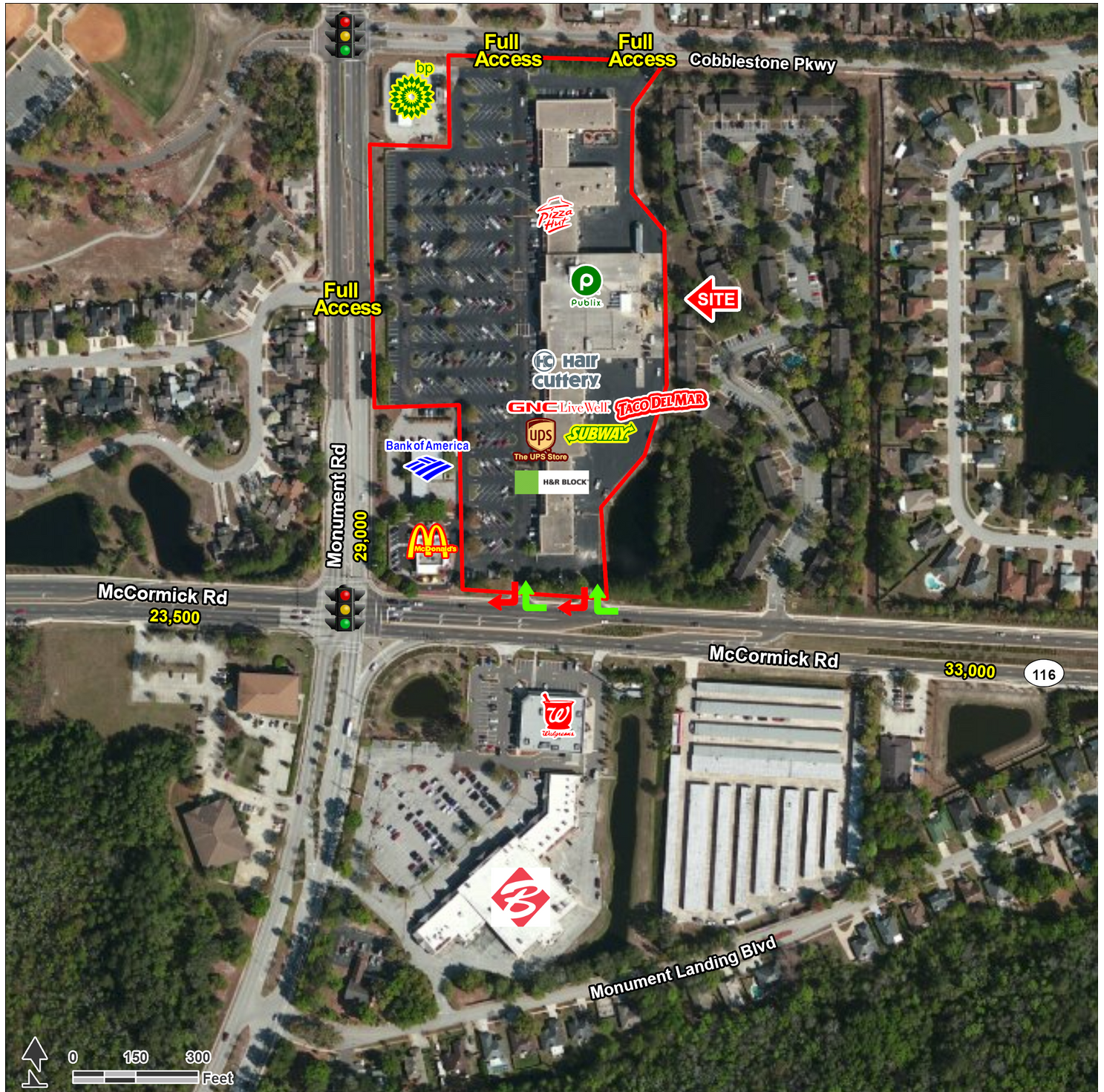
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AERIAL



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