



Retail/Office Development

For Lease

8200 Cypress Plaza Drive, Jacksonville, FL 32256

PROPERTY FEATURES

- Retail and office storefronts from 1,980± - 7,920± SF
- Minutes away from Starbucks, Chick-fil-A, Wendy's, and more
- Adjacent to the lead tenant which is a cheerleading gym of 17,000± SF
- Delivery January 2021
- Just off Philips Highway and minutes from J Turner Butler and I-95
- 10 by 10 roll up door for one of the 4 units
- Ceiling heights of 21 feet in the units (top of steel 21' and top of joist 11'-1 1/8")
- Parking ratio 1.68/1,000 (42 total parking spaces)
- Asking Rent: \$12.00/SF Gross Rent

Lease Rate:

\$12.00/SF Gross Rent

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2020. All rights reserved.

1081000

Contact us:

GARY MONTOUR

Senior Director
+1 904 861 1116
gary.montour@colliers.com

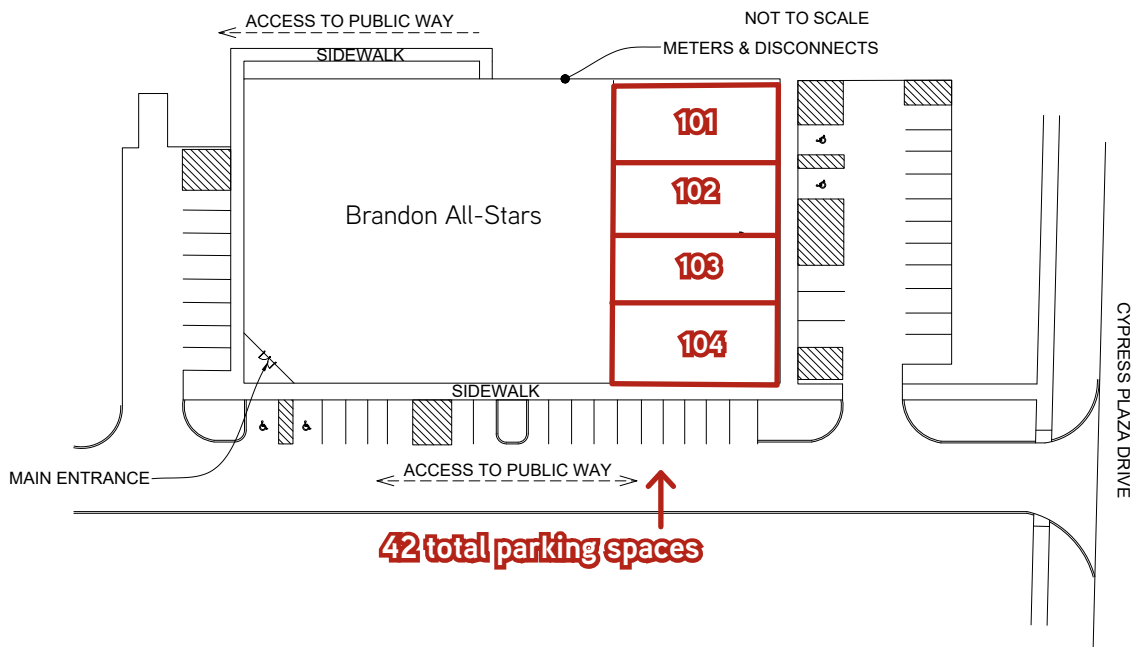
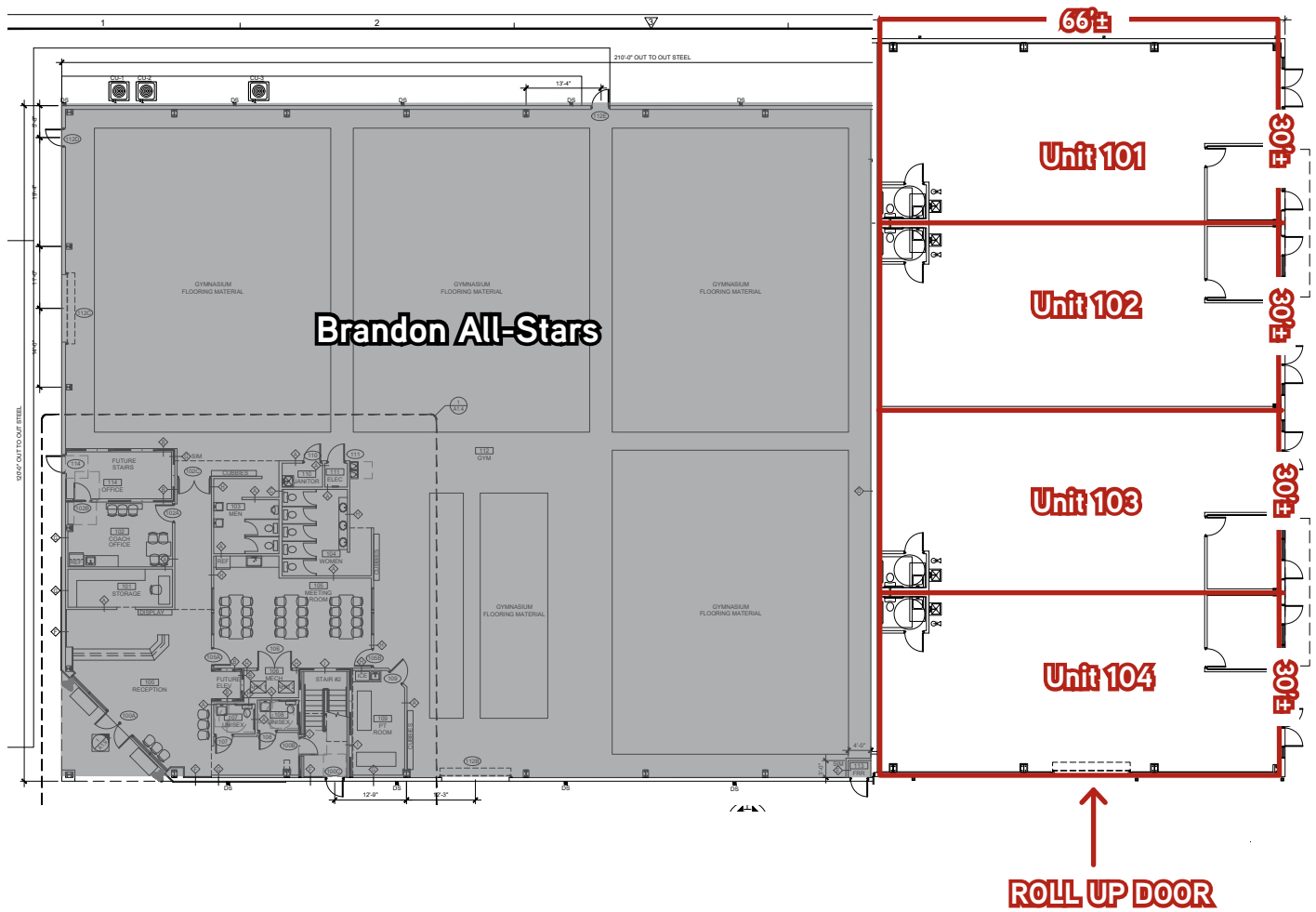
RYAN MONTOUR

Client Service Specialist
+1 904 861 1129
ryan.montour@colliers.com

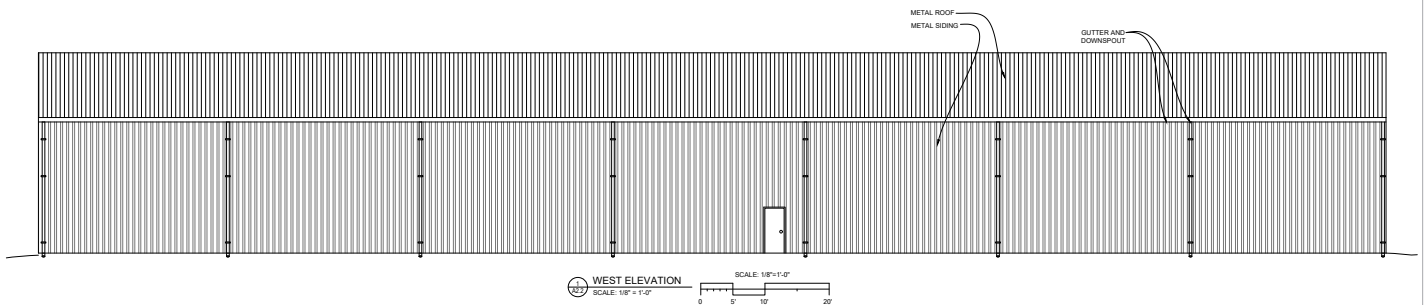
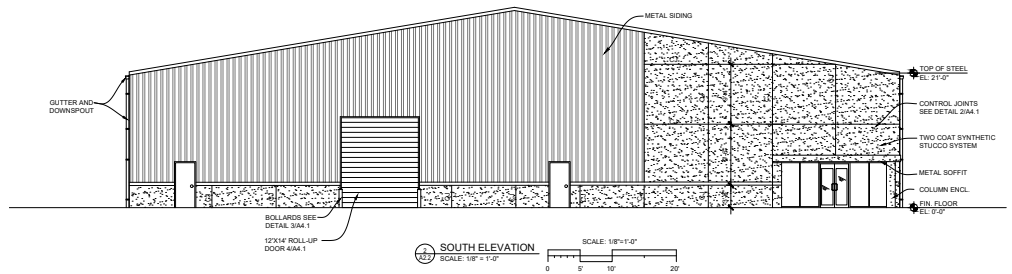
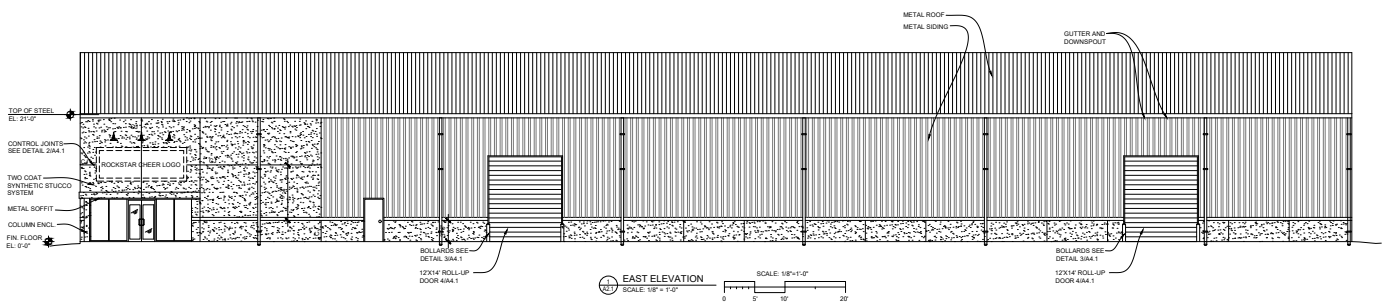
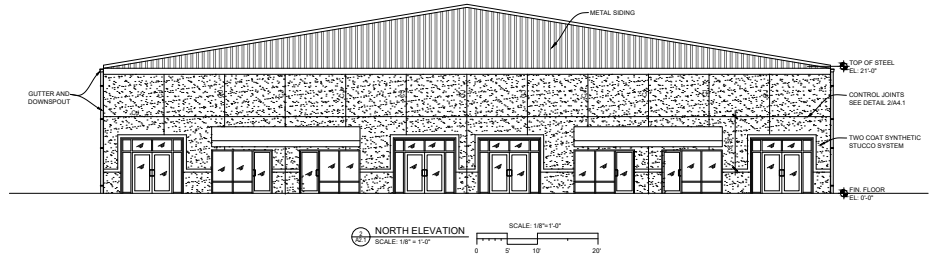


COLLIERS INTERNATIONAL
76 S. Laura Street | Suite 1500
Jacksonville, FL 32202
www.colliers.com/jacksonville

Survey & Parking Plan



Elevation Plans





44,000±
AADT



Demographics | Source: ESRI



2020 TOTAL POPULATION

1 Mile: 6,551
3 Mile: 73,977
5 Mile: 180,262



2025 PROJECTED POPULATION

1 Mile: 6,827
3 Mile: 78,040
5 Mile: 191,719



2020 AVERAGE HH INCOME

1 Mile: \$65,702
3 Mile: \$72,852
5 Mile: \$77,996



2025 PROJECTED HH INCOME

1 Mile: \$70,382
3 Mile: \$80,307
5 Mile: \$85,584

Contact us:

GARY MONTOUR

Senior Director
+1 904 861 1116
gary.montour@colliers.com

RYAN MONTOUR

Client Service Specialist
+1 904 861 1129
ryan.montour@colliers.com



Accelerating success.