



Retail  
for Lease

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# 10750 Atlantic Blvd Jacksonville, FL 32225

## Discovery Plaza Retail Shopping Center

66,979± SF retail center located on Atlantic Blvd at the St. Johns Bluff Road traffic light (SE Quadrant) positioned on the going-home side of Atlantic Blvd.

Site offers excellent visibility and exposure along heavily traveled Atlantic boulevard with an average 61,500± vehicles/day.

Site is zoned: CCG-2 (Commercial) and is just minutes from I-295, St Johns Town Center, Beaches, etc.

Anchored by O'Reilly Auto Parts, Dollar Tree and Aaron's Rents and other tenants include: Papa Johns, Larry's Giant Subs, Dick's Wings, Celebrity Events Banquet Hall, etc.

Operating Expenses/NNN: \$3.30/SF

Lease Rate: \$16.50/SF (NNN)

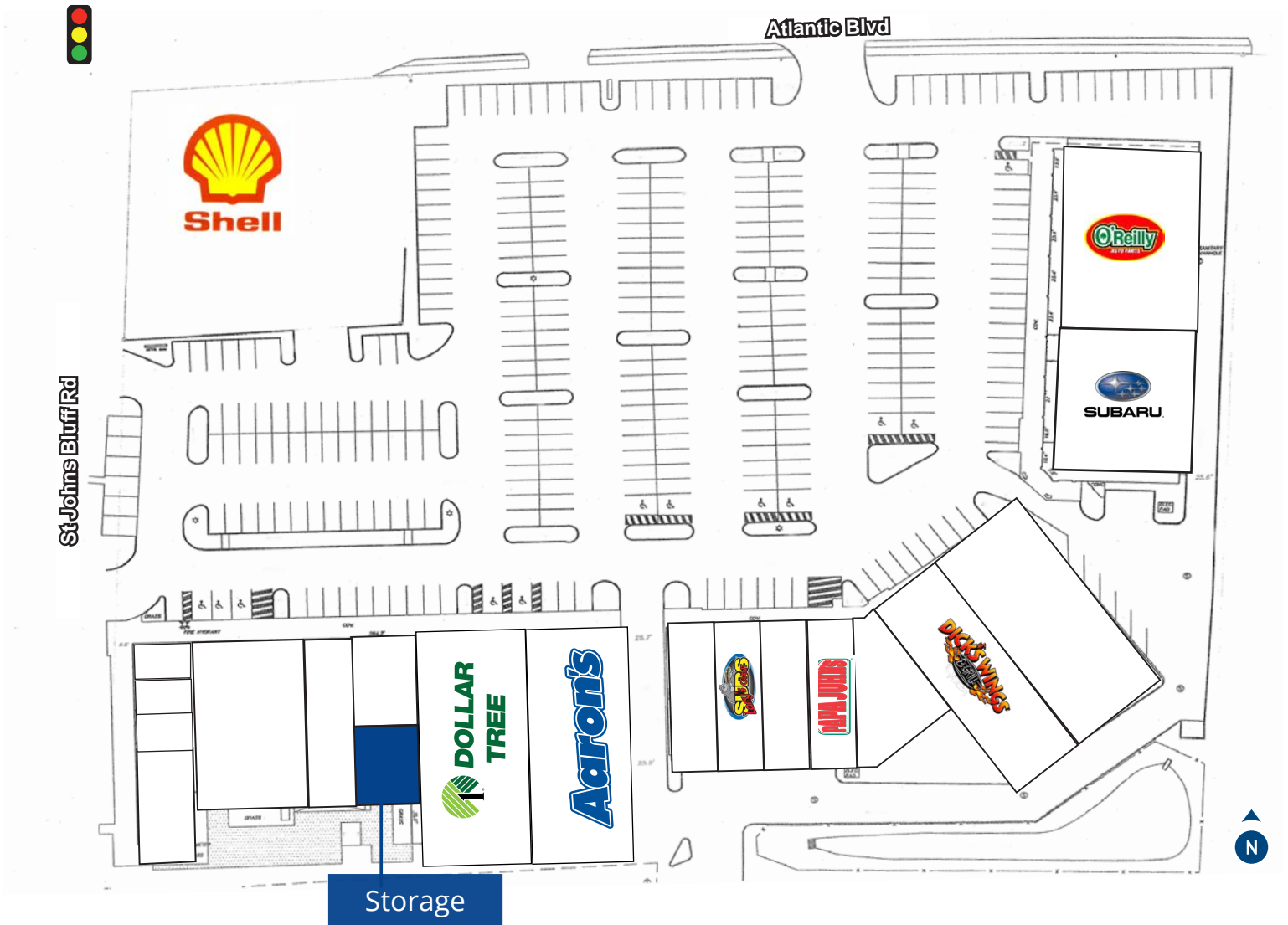


# Photos





# Site Plan



Suite	Tenant	SF
10740	Aarons	7,000
10732	Dollar Tree	8,840±
10734-A	Car Rental	1,250±
	<b>Storage</b>	<b>1,250±</b>
10734-B	Gastronome Cafe	1,875±
10730	Mike-Cell Oriental Grocery	4,431±
1647	Global Cargo Services	600±
1651	Barber Shop	600±
1655	Hairz Looking at You	600±
1659	Third 3Y3 Tattoo Studio	1,650±

Suite	Tenant	SF
10750-8	Banquet Hall	7,200±
10750-10	Dick's Wing	4,800±
10750-11	CSI Special Care	2,476±
10750-12	Papa John's Pizza	1,500±
10750-13	Insurance Agency	1,200±
10750-14	Larry's Giant Subs	1,396±
10750-15	Clothing Store	2,450±

# For Lease



## Demographics



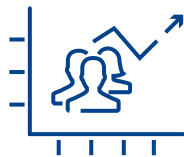
2020 Estimated Household Income  
**\$82,815**



2025 Projected Household Income  
**\$90,801**



2020 Estimated Population  
**214,631**



2025 Projected Population  
**228,704**

### Contact us:

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