

# FOR LEASE

## North Side Retail



# PRICE REDUCED!!



### LEASE RATE

**\$9.00/SF** ~~\$10.00~~

Modified Gross

### CENTER SIZE

14,365 sf

### AVAILABLE

Unit #2 - 1,500 SF

Unit # 8 & 9 - 1,900 SF

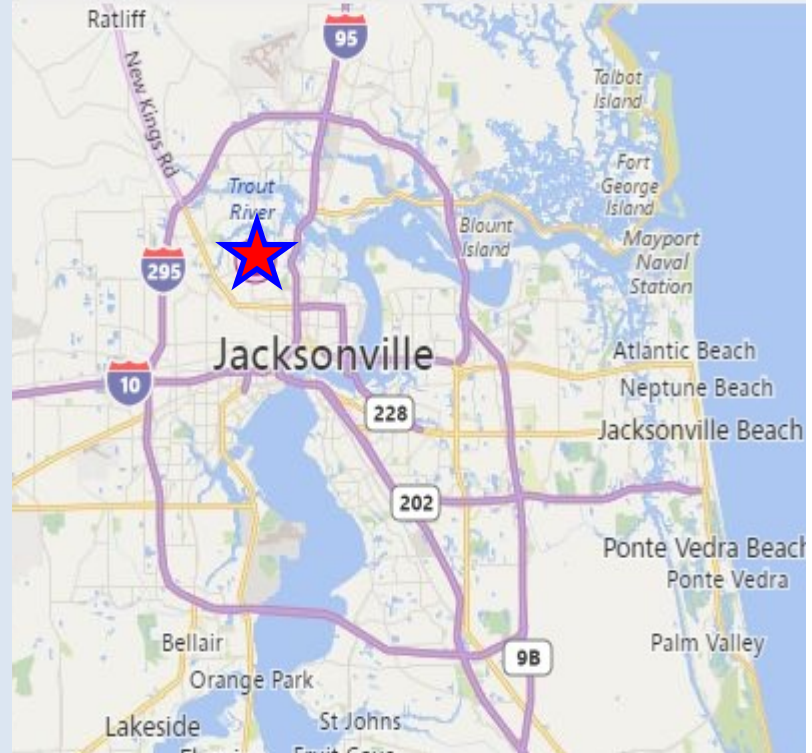
### ZONING

Retail-CN

## 6050 Moncrief Road, Jacksonville, FL 32209

Highly visible retail strip center on Moncrief Rd near intersection with Edgewood. Excellent location for retail business, professional services office, charity or nonprofit.

- ◆ Plentiful Parking
- ◆ 1.5 Miles to I-95
- ◆ AADT 12.5k vehicles
- ◆ Multiple entrances for great traffic flow
- ◆ Demographics report package available on request



Chas Lawrence / [clawrence@cbcbenchmark.com](mailto:clawrence@cbcbenchmark.com) / Direct: (904) 421-8528

/ COMMERCIAL TO THE CORE /

[CBCBENCHMARK.COM](http://CBCBENCHMARK.COM) // [CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)

4348 Southpoint Blvd., Ste #310, Jacksonville, FL 32216 / 904-281-1990 MAIN / 904-281-0998 FAX

© 2018 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. Information contained herein is believed to be correct and obtained from reliable sources. However, it is subject to errors, omissions, price changes or withdrawal without notice. Each item should be verified. Each sales representative and broker are responsible for complying with any consumer disclosure laws or regulations.

# FOR LEASE

## North Side Retail



**6050 Moncrief Road, Jacksonville, FL 32209**



**Unit #2 - 1,500 SF**



**Unit # 8 & 9 - 1,900 SF**

**Chas Lawrence / [clawrence@cbcbenchmark.com](mailto:clawrence@cbcbenchmark.com) / Direct: (904) 421-8528**

**/ COMMERCIAL TO THE CORE /**

**CBCBENCHMARK.COM // CBCWORLDWIDE.COM**

**4348 Southpoint Blvd., Ste #310, Jacksonville, FL 32216 / 904-281-1990 MAIN / 904-281-0998 FAX**

© 2018 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. Information contained herein is believed to be correct and obtained from reliable sources. However, it is subject to errors, omissions, price changes or withdrawal without notice. Each item should be verified. Each sales representative and broker are responsible for complying with any consumer disclosure laws or regulations.