



Showroom available just off major highway

- Premium freestanding retail showroom building and storage warehouse building available for sale or for lease with direct frontage on Edgewood Avenue in Jacksonville.
- The freestanding properties sit next to one another. The retail showroom features a grade level roll up door, glass windows, and high visibility. The storage warehouse features a grade level roll up door, ample parking, and open floor plan. The subject properties can be leased separately or together.
- The subject properties are located less than a quarter mile from Interstate 10, and less than 3 miles from Interstate 295. Nearby retailers include Lowe's, Bank of America, Wells Fargo, AutoZone, Walgreens, Goodwill, and more.

Get more information

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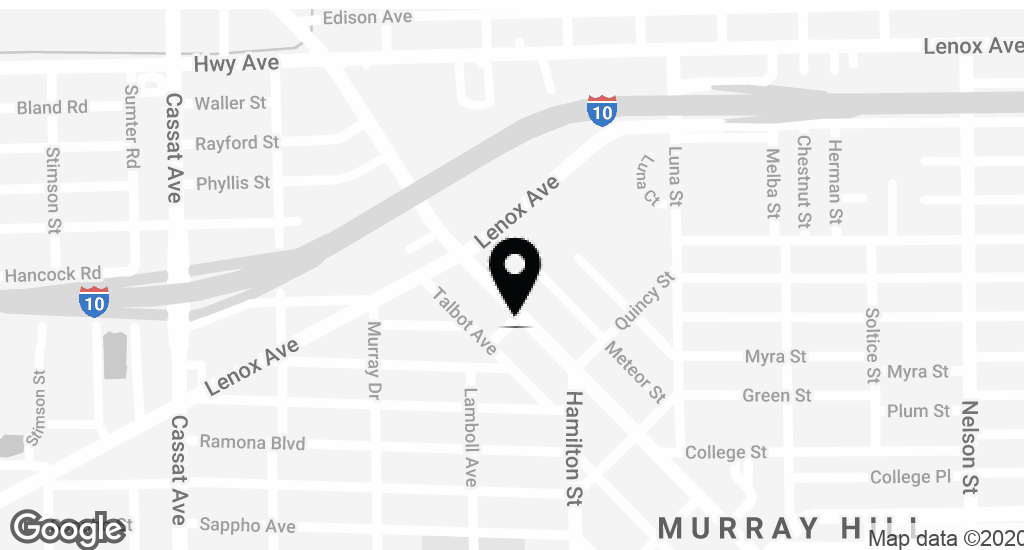
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Retail Property For Lease

552 Edgewood, Jacksonville, FL 32205



Offering Summary

Lease Rate:	\$12.00 SF/yr (Double Net)
Available SF:	1,750 SF
Lot Size:	0.44 Acres
Building Size:	1,750 SF



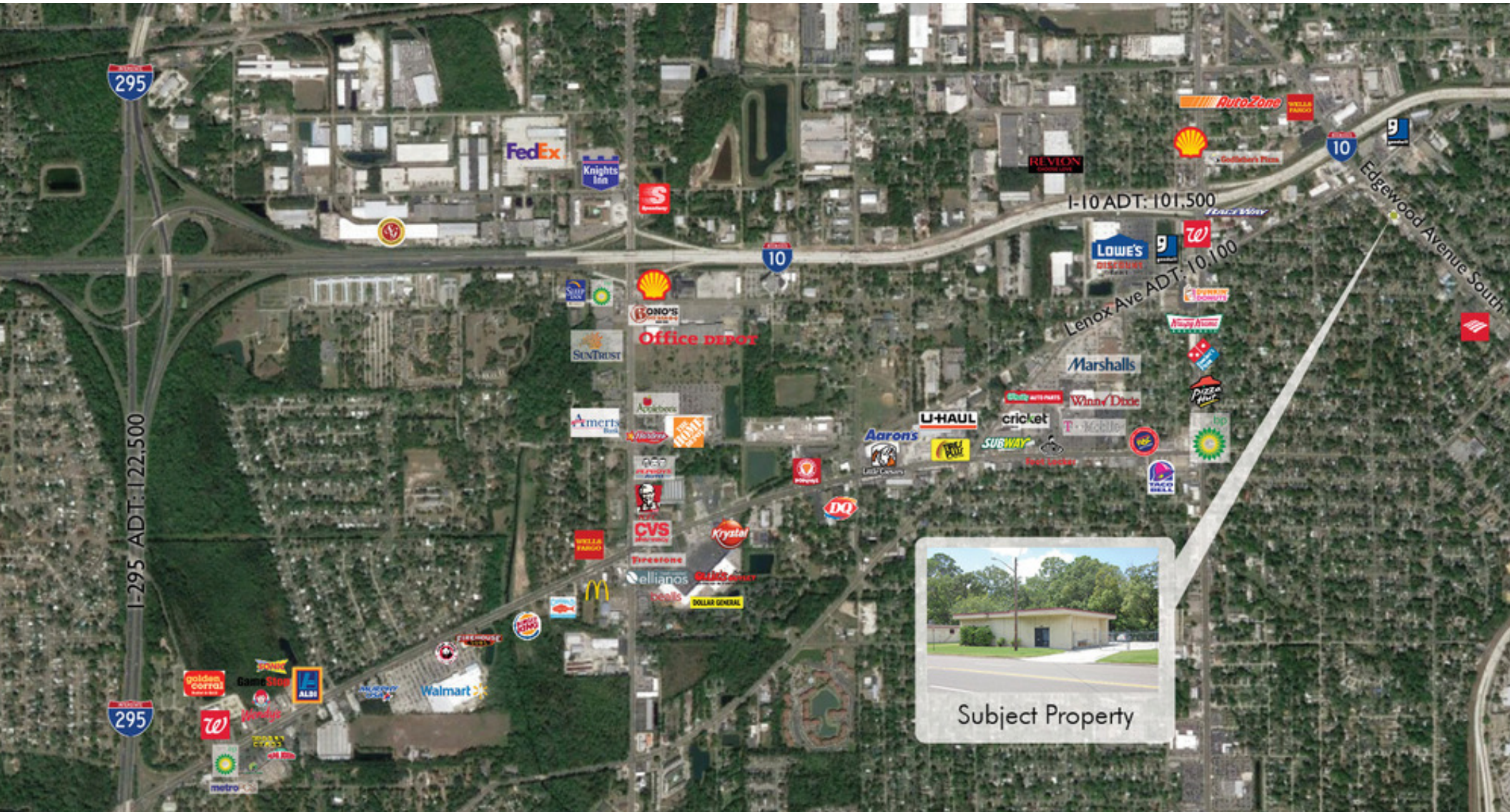
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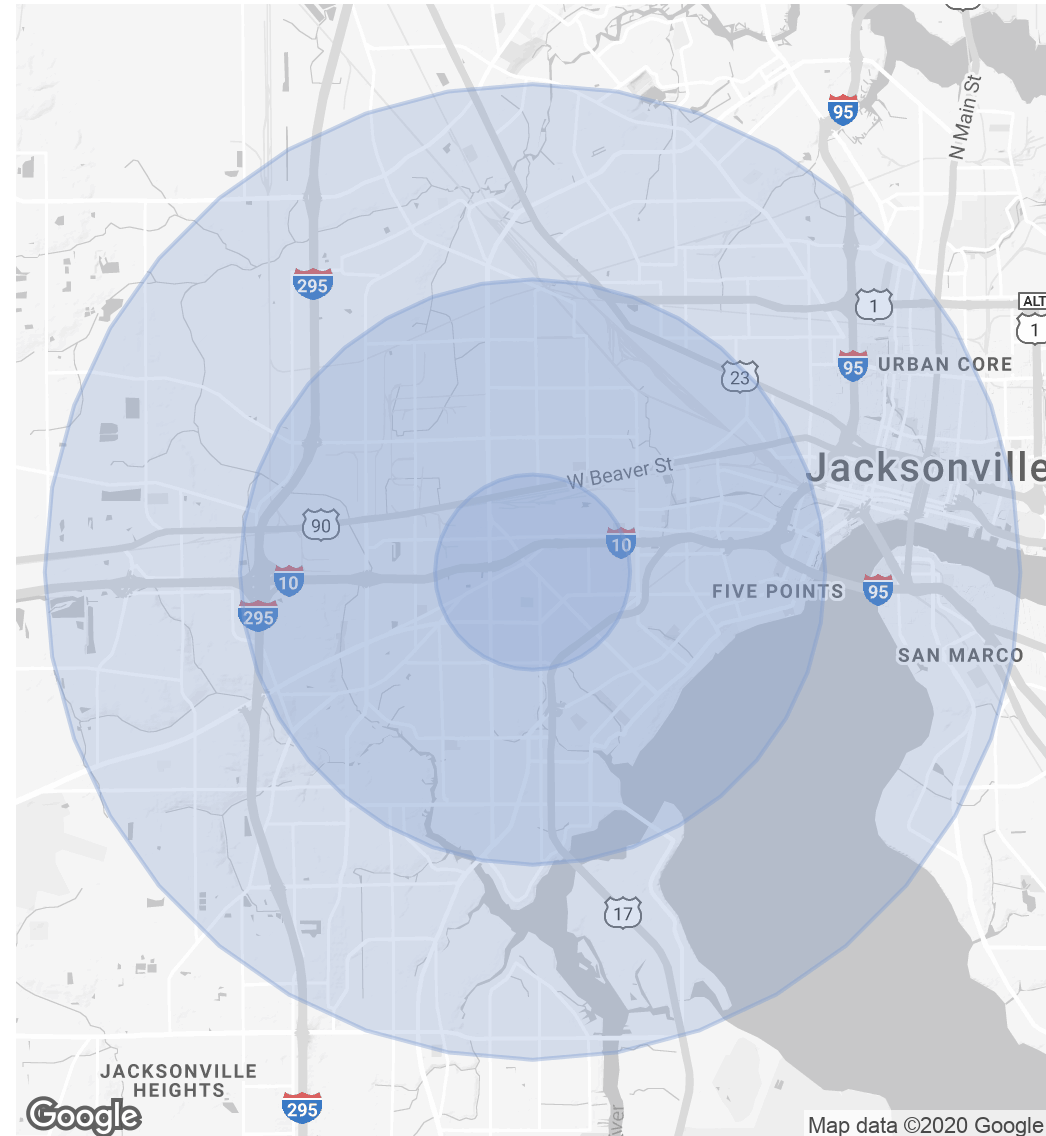
Retail Property For Lease

552 Edgewood, Jacksonville, FL 32205

Population	1 Mile	3 Miles	5 Miles
Total Population	8,863	64,612	167,987
Average age	38.2	35.5	36.8
Average age (Male)	38.0	35.3	35.3
Average age (Female)	38.0	35.9	37.7

Households & Income	1 Mile	3 Miles	5 Miles
Total households	3,739	26,352	68,145
# of persons per HH	2.4	2.5	2.5
Average HH income	\$44,935	\$49,654	\$51,506
Average house value	\$153,783	\$179,880	\$218,873

* Demographic data derived from 2010 US Census



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