

FOR LEASE



**PROPERTY DESCRIPTION**

Cobblestone Crossing is a Publix anchored shopping center located at an intersection in the Arlington neighborhood of Jacksonville.

**PROPERTY HIGHLIGHTS**

- Co-Tenants: Subway, AT&T, Hair Cuttery, Ace Hardware, Wingstop, H&R Block and many more
- Traffic Count: Monument Rd - 29,000 AADT & McCormick Rd - 23,500 (West) 33,000 (East)
- Property is less than a mile south of Hidden Hills Country Club and Estates with 550+ homes

**OFFERING SUMMARY**

<b>Lease Rate:</b>	\$30.00 SF/yr (NNN)
<b>Number of Units:</b>	24
<b>Available SF:</b>	1,750 - 5,000 SF
<b>Building Size:</b>	102,462 SF

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Households</b>	3,543	16,334	49,572
<b>Total Population</b>	9,020	43,821	130,777
<b>Average HH Income</b>	\$99,894	\$102,494	\$84,336

**MARC LEWIN**

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