

## PROPERTY DESCRIPTION

Located at the corner of McCormick/Merrill Roads and Monument Road (62,500 VPD) which are primary east-west and north-south roads connecting Fort Caroline and northern parts of East Arlington to I-295 three miles west. Neighborhood shopping center serving the captive, established and infill areas of East Arlington and Fort Caroline in Jacksonville, FL.

### TENANTS

Bailey's Gym, Walgreens, University of Florida Medicine, Chase Bank ATM, and more

### GLA

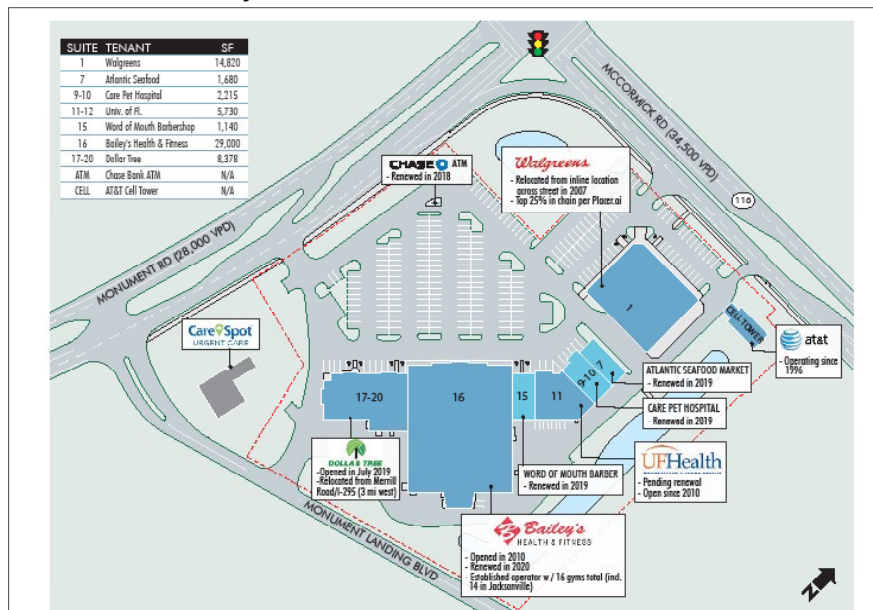
62,963 SF

### OCCUPANCY

100%

### TRAFFIC COUNT

62,500 VPD





## LOCATION AERIAL



## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
■ POPULATION	8,879	26,082	52,636
■ PROJECTED 2025 POPULATION	9,337	27,227	55,607
■ AVG. HH INCOME	\$84,697	\$98,786	\$91,457

## CONTACT INFORMATION

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