

RETAIL/OFFICE SPACE FOR LEASE

JACKSONVILLE CROSSING SHOPPING CENTER

2126 N First Street, Jacksonville

Off Hwy 67/167 Across from Wal-Mart off the Vandenburg / Air Force Base Exit

Next Door to Lowe's Home Center

Suite C

Faces West/Open Area
Next door to Petsense

2,970 SF \$2,725/mon (\$11/SF)

Suite D

Faces West/Open Area/1 Office/Breakrm/Restrm
Recently updated with new HVAC

2,400 SF \$2,200/mon (\$11/SF)

Suite J

Faces South/Open Area/2 Restrooms
Contiguous to Suite K & could be combined for
3900 SF

2,400 SF \$2,200/mon (\$11/SF)

Suite K

Faces South/Multiple Rooms
Contiguous to Ste J & could be combined

1,500 Sf \$1,375/month (\$11/SF)

Suite S

Faces South/Open/1 Restroom/1 Office
New HVAC Unit

1,125 Sf \$1,125/month (\$12/SF)

Rates Quoted are for Spaces
AS IS with all systems working

Subject to Change

Expense Reimbursement (Addition to Rent)
\$3.20 per SF per Year for Common Area
Maintenance (includes water/sewer), Taxes
and Property Insurance.

- ◆ All spaces except Ste C have at least one restroom, rear alley access and HVAC unit.
- ◆ Exterior of Property Renovated
- ◆ Plentiful Parking
- ◆ High traffic area near Lowe's / Walmart
- ◆ Highly-visible corner at Air Force Base Exit

CONTACT:

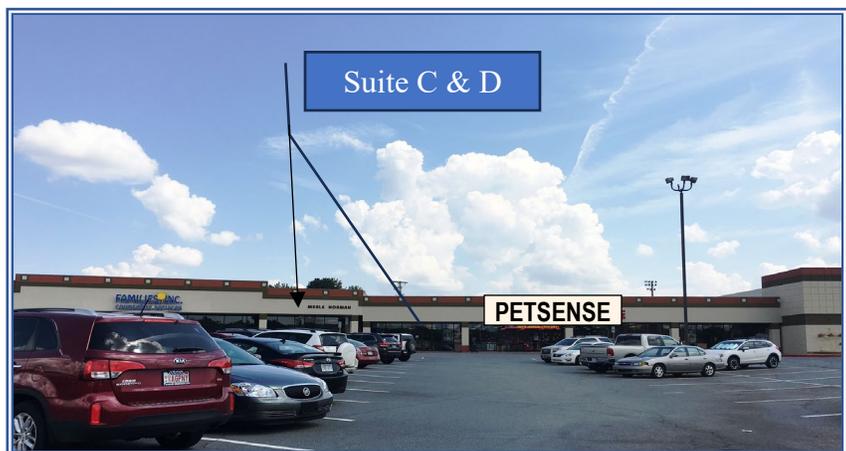
Jill Bryant

West Group Real Estate
5507 Ranch Drive, Suite 201 / Little Rock, AR 72223

(501) 868-9790 Ext 113 - Office

501-604-5661 Text

Jill@WestGroupLLC.com



All information contained herein is believed to be accurate but is not guaranteed in any way. Prices are subject to change without notice.

Reproduction of this material is prohibited without prior consent from West Group LLC.



1	Hill Family Sales & Boutique
2	Petsense by Tractor Supply Co
3	VACANT – Suite C, 2970 SF
4	VACANT – Suite D, 1500 SF
5	Families Inc
6	The Game Store – Suite I, 5237 SF
7	VACANT – Suite J, 2,400 SF
8	VACANT – Suite K, 1500 SF
9	Roma Italian Restaurant
10	City Nails
11	Throatcutters Barber Shop
12	First Street Café
13	Pizza Hut
14	Jackson Hewitt Tax Services
15	VACANT – Suite S, 1125 SF
16	Rent A Center
17	China Wok

