

RETAIL/OFFICE SPACE FOR LEASE

JACKSONVILLE CROSSING SHOPPING CENTER

2126 N First Street, Jacksonville

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

Next Door to Lowe's Home Center

AVAILABLE SPACES

Suite C

Faces West/Open Area

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

Suite D

Faces West

Next door to Families Inc.

1,500 SF \$1,375/mon (\$11/SF)

Suite J

Faces South/Open Area/2 Restrooms

Next to AR Master Splash Pool Supply

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

Suite L

Faces South-Restaurant

Fully equipped restaurant space

3,600 SF \$4,500/mon (\$15/SF)

Suite S

Faces South/Open/1 Restroom/1 Office

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)
\$3.40 per SF per Year for Common Area
Maintenance (includes water/sewer), Taxes
and Property Insurance.

- ◆ All spaces 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

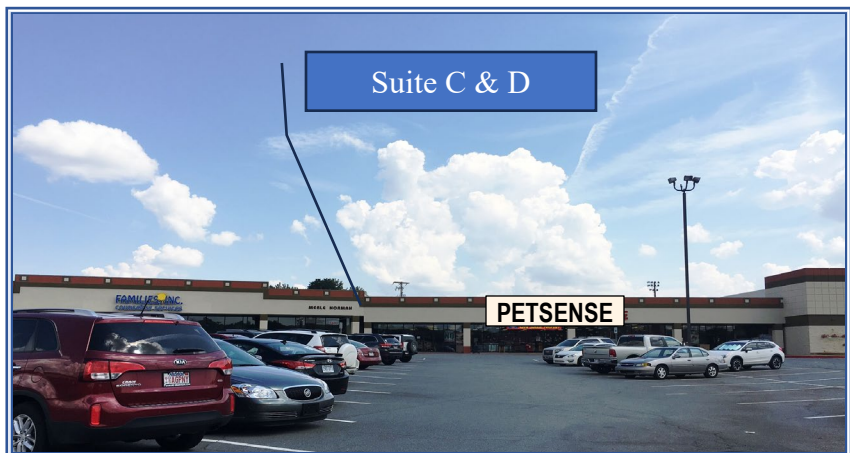
West Group Real Estate

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(501) 868-9790 Ext 113 - Office

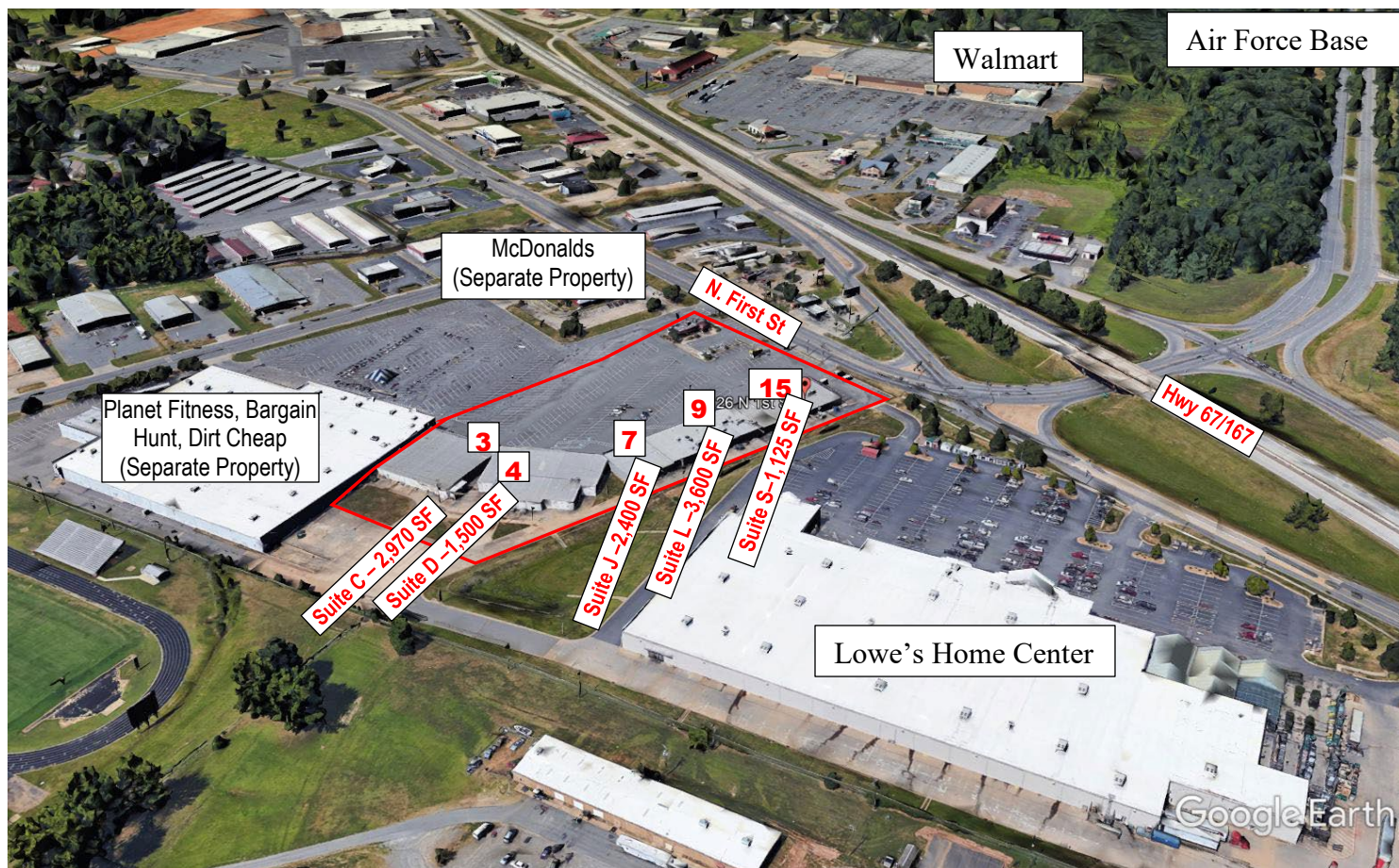
501-604-4551 Text

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

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1	Cone Appliance Repair – Suite A, 3000 SF
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	AR Master Splash Pool Supply – Ste K, 1500 SF
9	VACANT – Suite L, 3600 SF (Restaurant Fully Equipped)
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 (outparcel)

