



PROPERTY DESCRIPTION

- ▶ Lease Rate: \$25.00 PSF/YR + NNN
- ▶ 495 SF Available For Lease
- ▶ 29,000 ADT on Mayport Road
- ▶ 1.6 Miles from Mayport NS
- ▶ Ample Parking
- ▶ Lighted Intersection
- ▶ Pylon Signage
- ▶ Located directly off Mayport Road near A1A

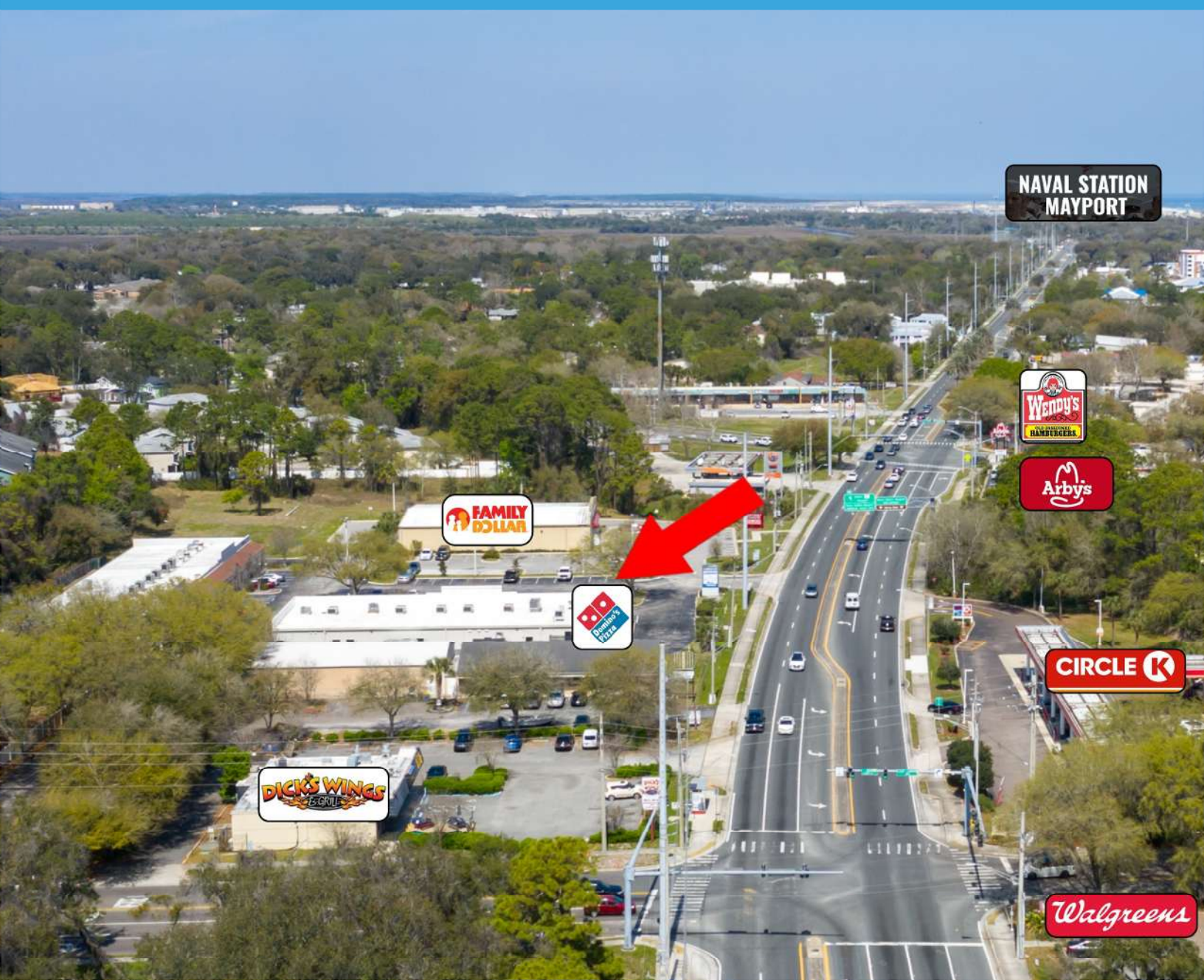


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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2025 Total Population:	12,273	44,544	106,217
Median Age:	43	41	40
HOUSEHOLDS			
2025 Total Households:	5,383	18,068	42,958
Average Household Income:	\$73,146	\$86,465	\$88,702

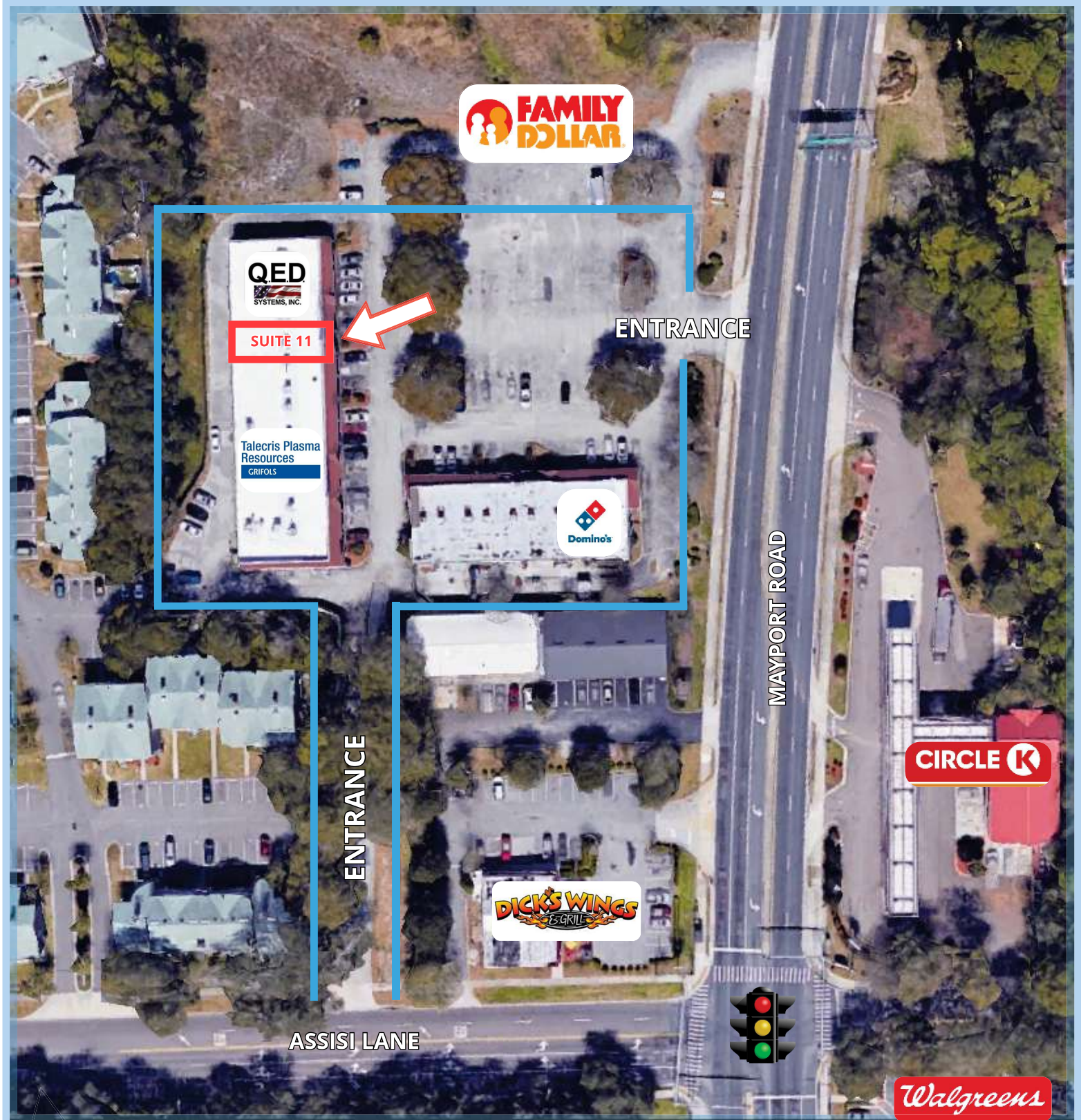
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AERIAL VIEW



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DISTANCE TO NAVAL STATION MAYPORT



NS MAYPORT

Kathryn
Abbey
Hanna Park

- ▶ Mayport Road is the Corridor to the Second Largest Naval Base on the East Coast: Naval Station Mayport
- ▶ 12 New Littoral Combat Ships Stationed at the Base
- ▶ Over 600 New Residential Units Completed or Currently Under Construction Within 1 Mile of the Subject Property.

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