Paxon Shopping Center

700-778 North Edgewood Avenue Jacksonville, FL | 32254

±123,000 SF Shopping Center on ±8.82 AC - FOR LEASE

As exclusive agents, we are pleased to offer the following property for lease:

PROPERTY HIGHLIGHTS

- Size: ±123,000 SF
- Land: 8.82 Acres
- Occupancy: 88%
- Zoning: CCG-2
- Parking: 560 Spaces
- Traffic: 27,000 VPD
- Anchor Tenants
  - -Save A Lot
  - -City Trends
  - -Family Dollar
  - -City Thrift
- ±5,075 SF - ±8,000 SF Available

BASE LEASE RATE: $10.00 PSF
CAM: $3.00 PSF

For further information, please contact our exclusive agent :

Bert Smith **Senior Vice President** bsmith@phoenixrealty.net

Newmark Phoenix Realty Group, Inc.
T 904.399.5222, M 904.635.4138
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

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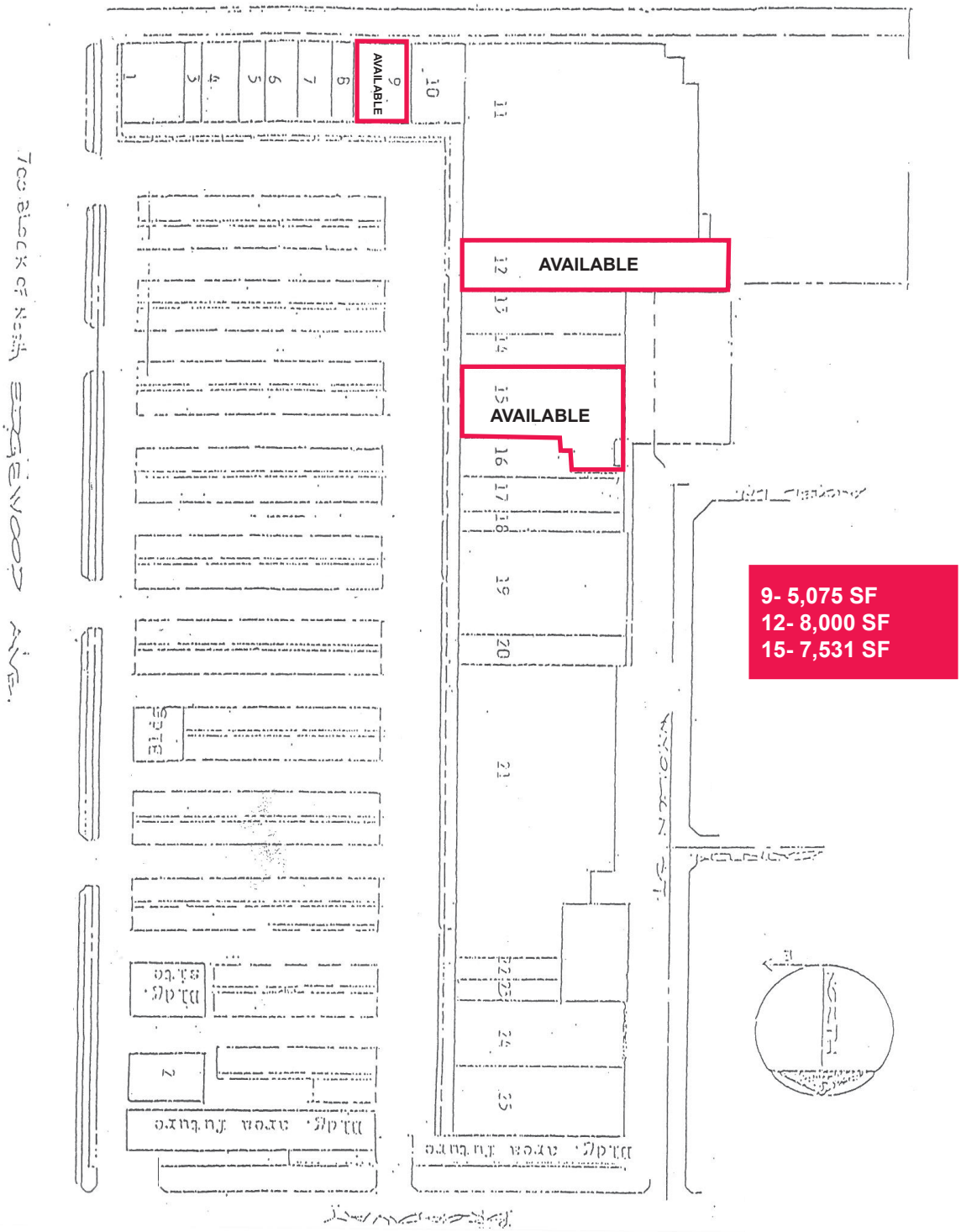
www.phoenixrealty.net

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Site Plan

700-778 North Edgewood Avenue | Jacksonville, FL



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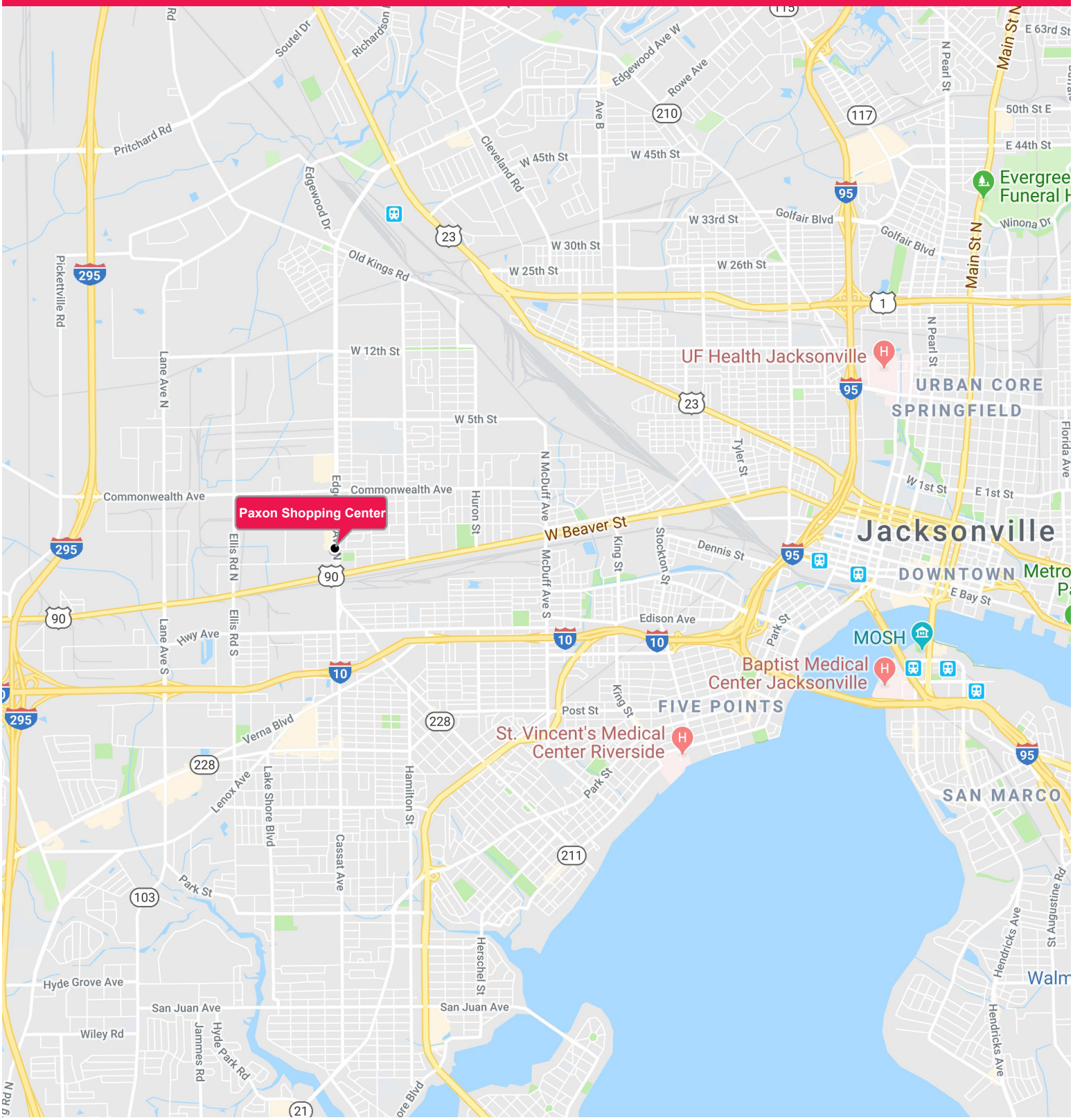
Property Map

700-778 North Edgewood Avenue | Jacksonville, FL



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