

MONUMENT POINTE PLAZA

1531 Monument Rd. | Jacksonville, FL

ALDI COMING SOON



JOIN ALDI AND GOODYEAR TIRES

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HIGHLIGHTS

- ±10,600 SF space available.
- ±900 SF space available.
- Easy access to I-295 with a traffic count of 90,500 cars per day.
- Traffic count:
 - Monumnt Rd: 27,500 VPD
- Ample parking.

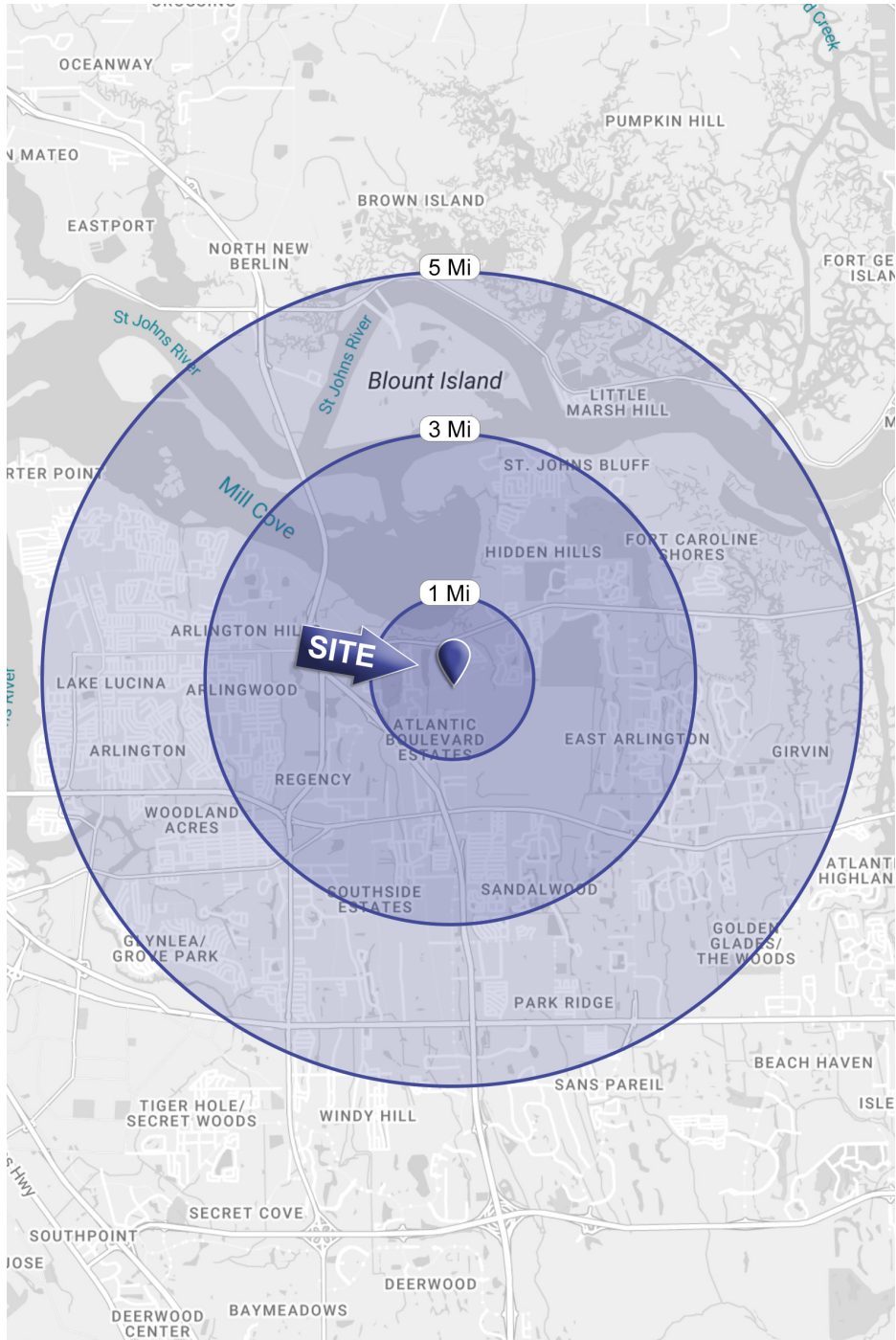
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,954	76,667	190,664
Households	2,824	30,017	75,067
Employees	1,859	22,358	60,440
Avg. Household Income	\$89,135	\$96,113	\$92,560

	5 Minute	10 Minute	15 Minute
Population	10,250	10,250	10,250
Households	4,214	32,769	99,103
Employees	3,347	31,446	108,754
Avg. Household Income	\$92,629	\$94,245	\$92,595

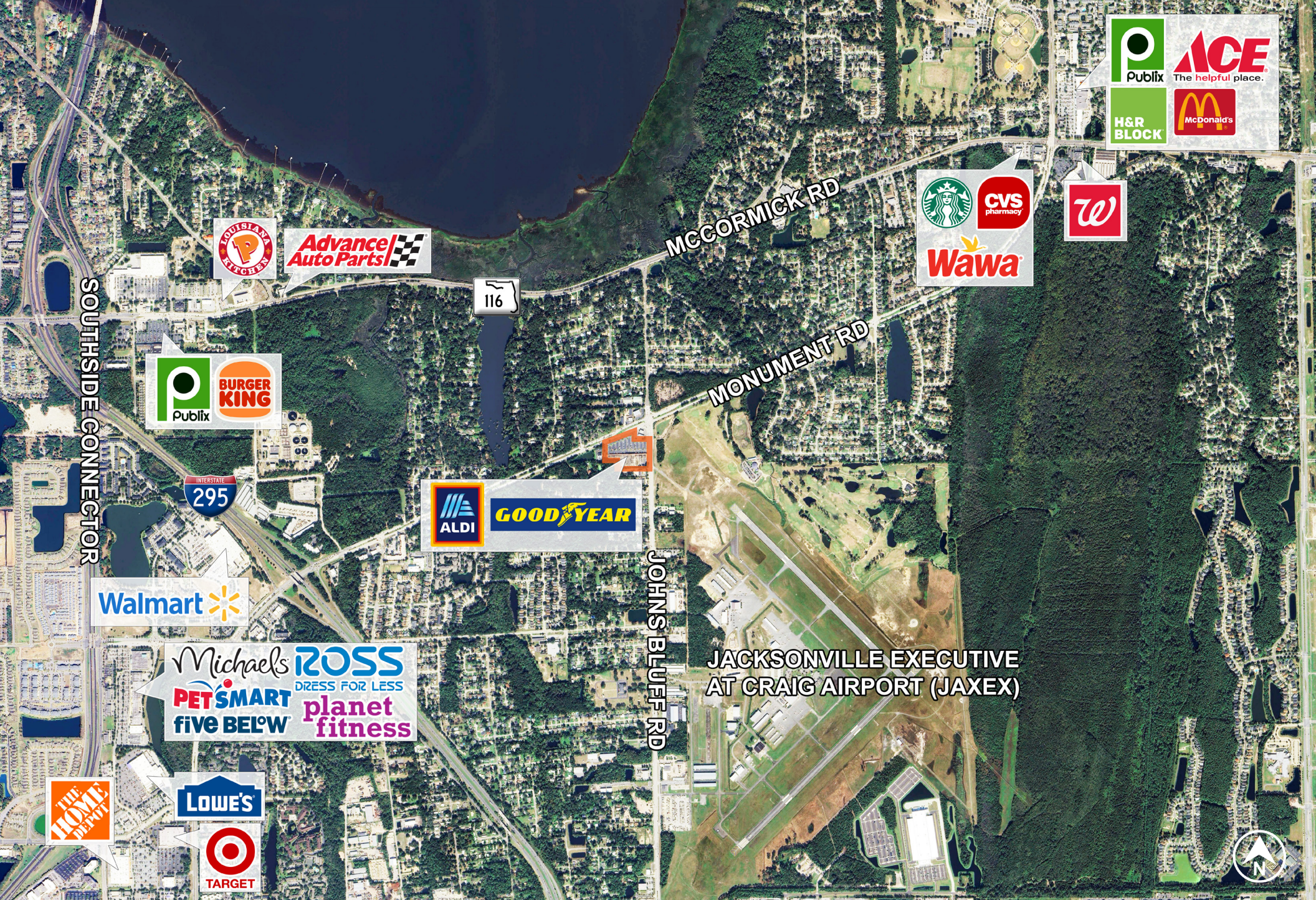
TRAFFIC COUNTS

Monument Rd	27,500 VPD
St Johns Bluff Rd	14,500 VPD





Bay	Tenant	SF
1	Monument Cleaners	1,500
2	King Nails	900
3	Mattress Store	1,800
5	Clean Slate Laundry	1,200
6	Cycling Fitness Studio	1,200
7	Vito's Pizza	1,500
8	Hunan Wok	1,200
9	Seaglass Smoke & Vape	1,200
10	Available	900
11 - 13	The World of Dance	3,300
14-15	ALDI	46,772
17	Available	10,600
21	Golden Ox Liquors	3,300



Publix **ACE**
The helpful place.

H&R BLOCK **McDonald's**



Starbucks **CVS pharmacy**

Wawa

MCCORMICK RD

MONUMENT RD

JOHNS BLUFF RD

JACKSONVILLE EXECUTIVE AT CRAIG AIRPORT (JAXEX)



Publix **BURGER KING**

ALDI **GOODYEAR**



Michaels **ROSS**
DRESS FOR LESS

PET SMART **planet fitness**
FIVE BELOW



SOUTHSIDE CONNECTOR



