

Monument Pointe Plaza

1531 Monument Rd. | Jacksonville, FL



PROPERTY HIGHLIGHTS

Located at the intersection of Monument Road and St. John's Bluff Road Monument Pointe Plaza is a neighborhood shopping center that has been serving area residents for over 25 years. The property is the dominant retail center at the intersection and is anchored by Winn-Dixie. Monument Pointe's linear configuration allows for great visibility from the road benefiting both tenants and customers.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,090	69,790	180,614
Employees	3,028	25,788	58,808
Avg. Household Income	\$72,693	\$85,976	\$83,799

TRAFFIC COUNTS

Monument Rd	25,000 VPD
St Johns Bluff Rd	13,800 VPD

CONTACT INFORMATION

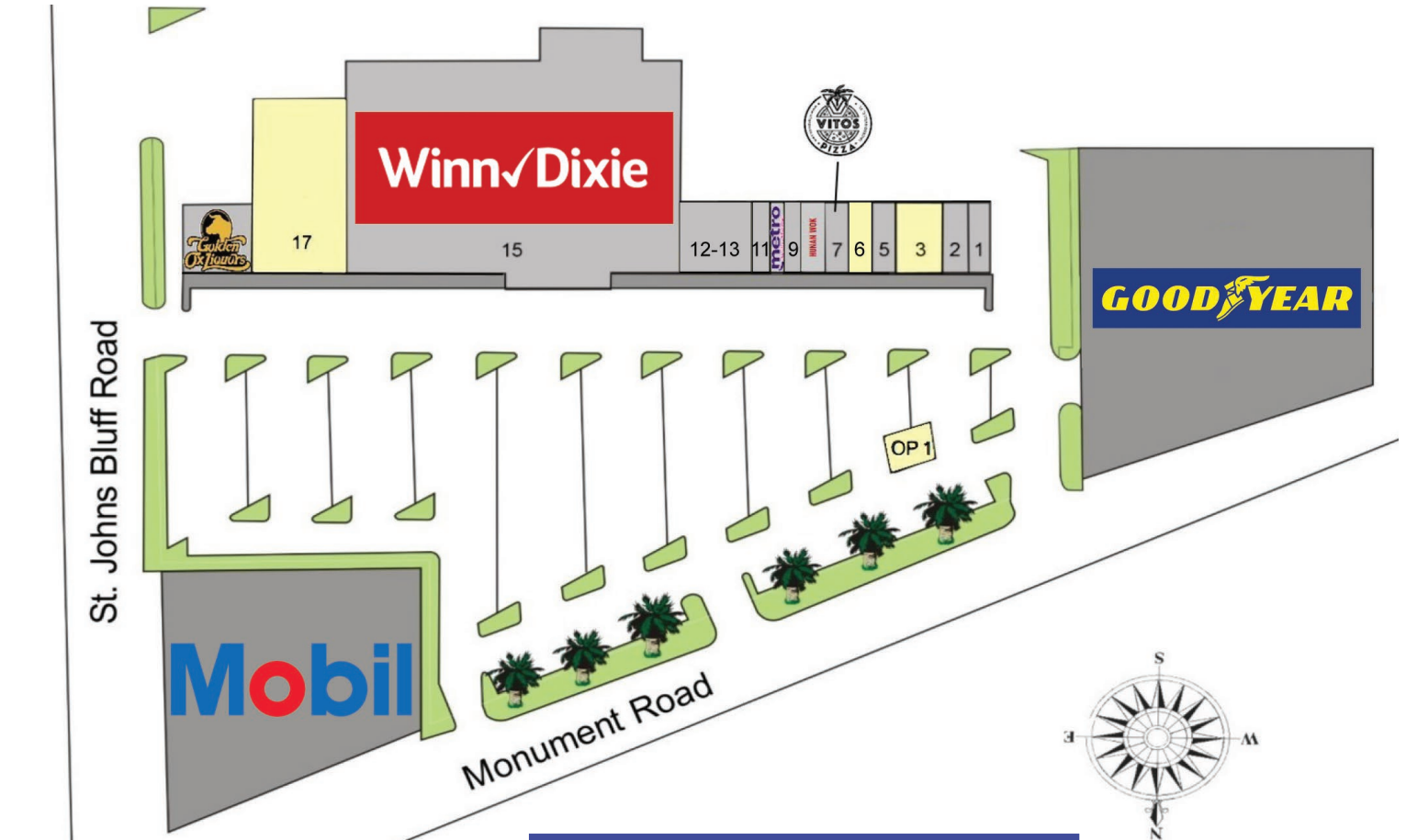
BRAHM SCOLER
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SITE PLAN



Bay	Tenant	SF
1	Monument Cleaners	1,500
2	King Nails	900
3	Available	1,800
5	Clean Slate Laundry	1,200
6	Available	1,200
7	Vito's Pizza	1,500
8	Hunan Wok	1,200
9	Fade Dr	1,200
10	Cricket Wireless	900
11	The World of Dance	900
12 - 13	The World of Dance	2,400
15	Winn-Dixie	46,772
17	Available	10,600
21	Golden Ox Liquors	3,300
OP1	Mobil	
OP2	Goodyear Tire	

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MARKET AERIAL

