

# 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	6,855	74,532	185,545
Employees	1,646	20,494	54,963
Avg. Household Income	\$78,349	\$92,508	\$89,565

## TRAFFIC COUNTS

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

## CONTACT INFORMATION

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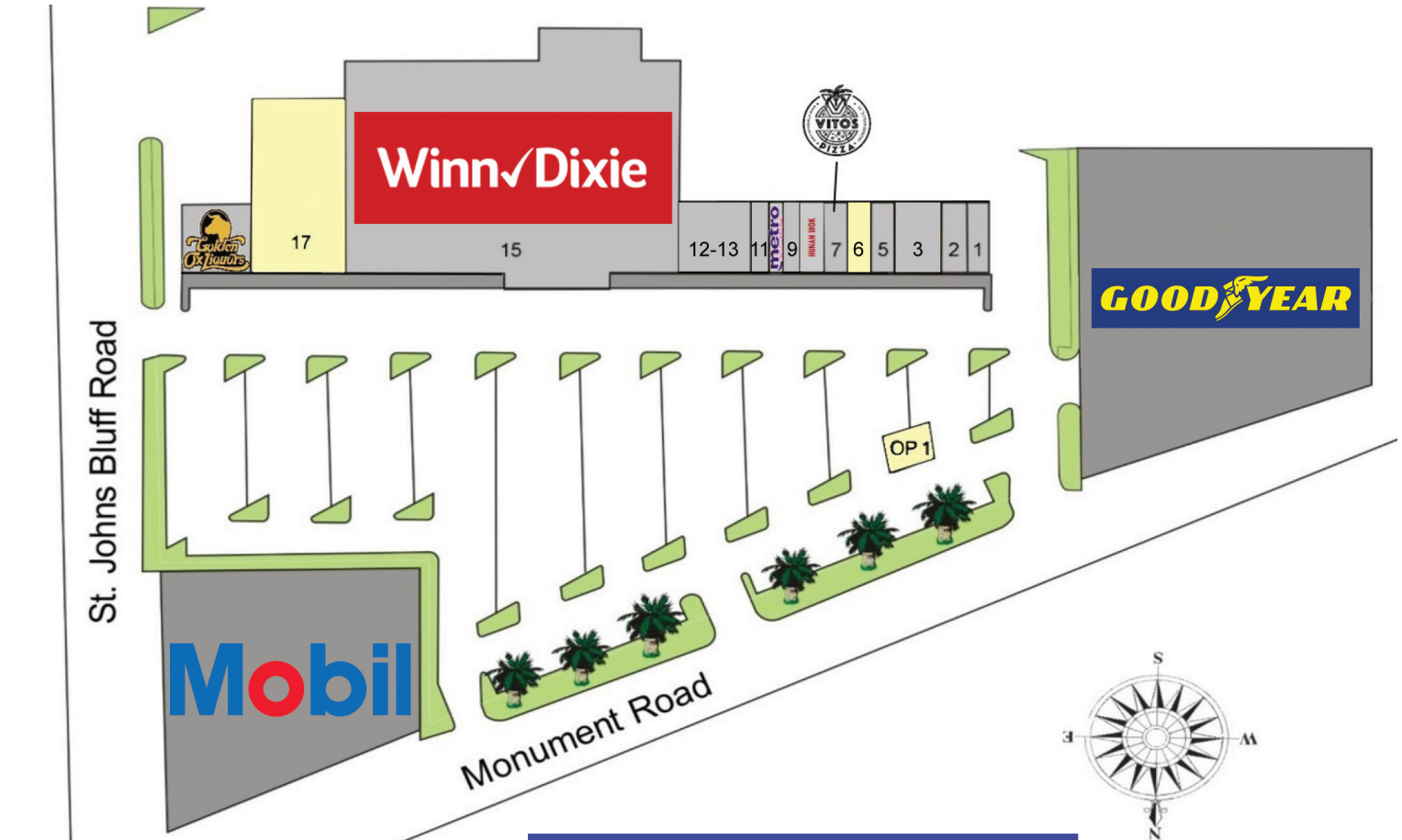
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## SITE PLAN



Bay	Tenant	SF
1	Monument Cleaners	1,500
2	King Nails	900
3	Mattress Store	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

