



Retail Spaces For Lease

930 sf - 4,800 sf | \$15.00 psf

- Join Tractor Supply, Bealls Outlet, Hibbett Sports, Subway, MetroPCS and more at Cornerstone Square shopping center in Macclenny, FL.
- Along with the available retail spaces, a build-to-suit outparcel opportunity is also available as part of a carve out of the existing parking lot.
- This shopping center features frontage on State Road 121, a main thoroughfare and connection between multiple cities. The center is located minutes from Interstate 10 and downtown Macclenny.
- This center features ample parking, easy access, monument signage, and superb visibility. Cornerstone Square is located near many national retailers and restaurants such as Winn-Dixie, Verizon Wireless, FedEx, Jiffy Lube, Taco Bell, McDonald's, and more.

For further information

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Property summary

Location	Cornerstone Square
Parcel ID	05-3S-22-0066-0000-0090, 05-3S-22-0066-0000-0100
For lease	\$15.00 psf
Lease type	NNN
Retail	Outparcel Opportunity
Zoning	CG



Location
Located near many national
retailers and restaurants



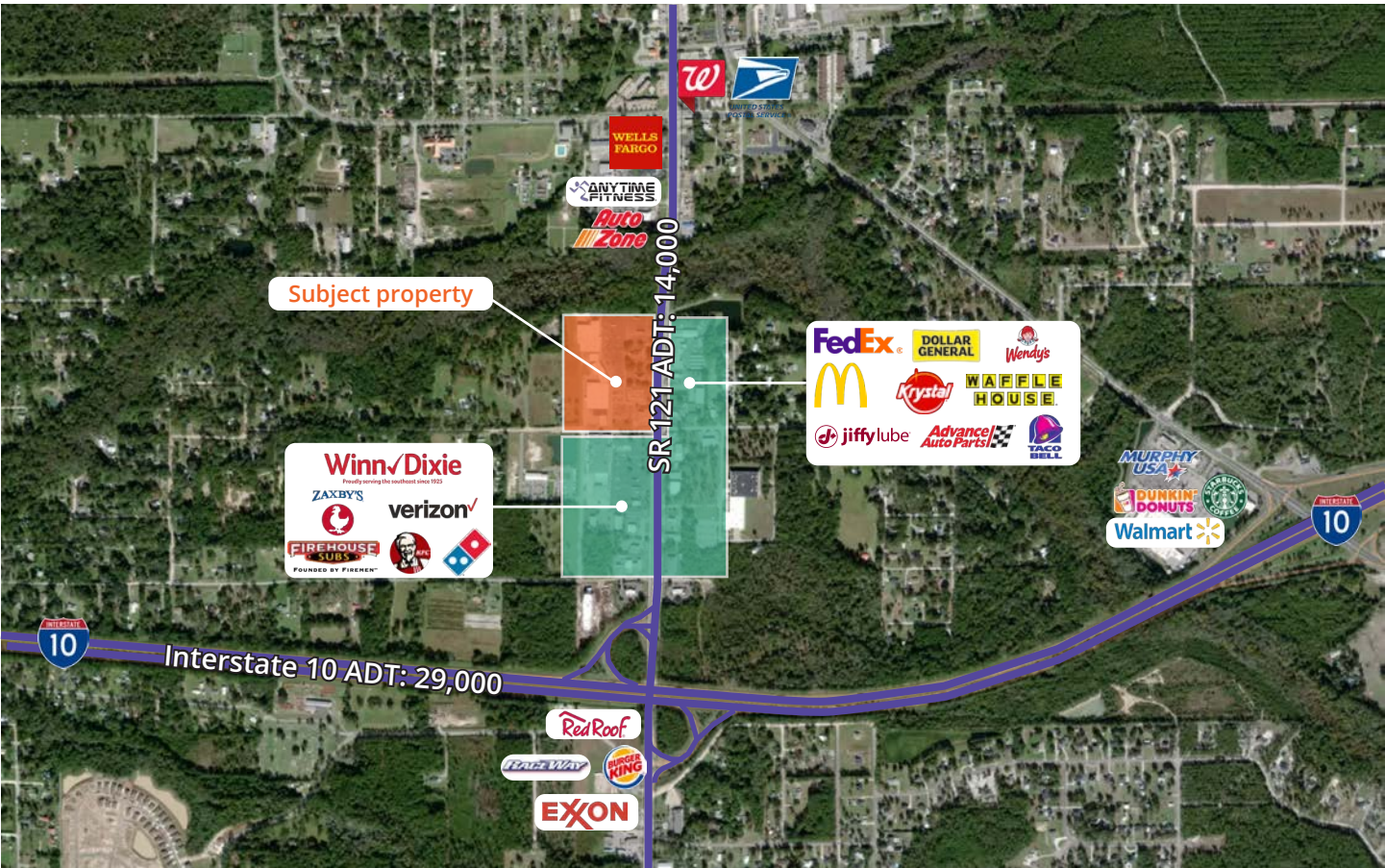
Access
Frontage on
State Road 121



Visibility
superb visibility



Parking
ample parking and
easy access



Aerial map



Site plan



Suite #	Tenant	SF
A-1	Baker Laundry	1,800
A-2	Subway	1,170
A-3	AVAILABLE	930
A-4	Advance America	1,200
B-1	Hibbet Sports	7,426
B-2	Tractor Supply Co	25,118
C-1	Dollar Tree	10,732
C-4	Mimi's Nails & Spa	1,200
D-1	Macclenny Pharmacy	1,800
D-2	H&R Block	900
D-3	Southern Custom Floors	2,100
E-1	Tenant	1,600
E-2	Safari Tan	1,600
E-3	China Dragon	1,600
E-4	First Coast Workforce	2,800
F-1	AVAILABLE	4,800
G-1	Rent a Vision	7,983
G-2	Bealls Outlet	14,929
G-3	Fresenius Kidney Care	12,426
G-4	Sam's Crystal River Seafood	3,900

1160-1386 S 6th St

Macclenny, FL

Additional photos



Demographics



Population: Over 27,000 people within a ten mile radius.



Density: Over 9,000 households within a ten mile radius.



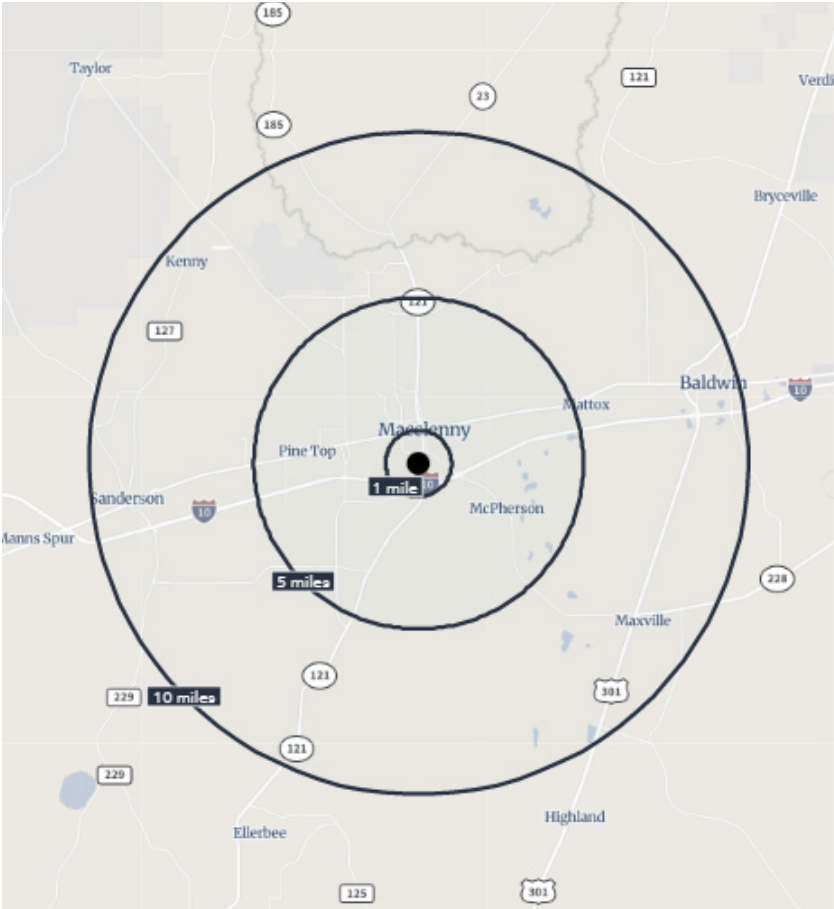
Income: Average household income of \$106,072 within a ten mile radius.



Home Value: Average home value of \$290,367 within a ten mile radius.



Employment: Employment population of over 8,000 within a ten mile radius.



Population	1 Miles	5 Miles	10 Miles
Total population	2,686	16,828	27,617
Median age	36.7	37.2	37.5
Median age (Male)	34.9	36.1	36.1
Median age (Female)	38.8	38.4	38.8
Households & Income	1 Miles	5 Miles	10 Miles
Total households	917	5,603	9,611
# of persons per HH	2.85	2.81	2.74
Average HH income	\$90,554	\$106,487	\$106,072
Average house value	\$283,410	\$287,660	\$290,367
Businesses	1 Miles	5 Miles	10 Miles
Total businesses	269	632	825
Total employees	2,713	6,954	8,573

**If you would like to discuss this further,
please get in touch.**

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