

## RETAIL SPACE FOR LEASE

# 10870 HARTS ROAD 2

Jacksonville, FL 32218

Kahle Commercial Group



### PROPERTY DESCRIPTION

Discover the perfect space for your business at 10870 HARTS Road 2, Jacksonville, FL, 32218. This prime commercial property offers a convenient location that is ideal for attracting customers and clients. With ample parking and high visibility, this space is perfect for a wide range of businesses. Take advantage of this opportunity to lease a property that combines practicality and style for your business needs.

### PROPERTY HIGHLIGHTS

- Previously used as a Barber Shop
- Plumbing for sinks
- Vacant and ready for occupancy
- 1 block from 95 & Dunn Ave

### OFFERING SUMMARY

Lease Rate:	15/SF YR NNN
Available SF:	1000 SF
Lot Size:	0.58 Acres

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	16,317	43,144	152,538
Total Population	41,482	110,845	381,783
Average HH Income	\$68,824	\$68,852	\$72,167

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### CYNTHIA MCLAIN, CCIM

Broker  
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### KAHLE COMMERCIAL GROUP

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**TOTAL: 0 sq. ft**

1st floor: 0 sq. ft

EXCLUDED AREAS: ROOM: 851 sq. ft, HALF BATH: 24 sq. ft, WALLS: 68 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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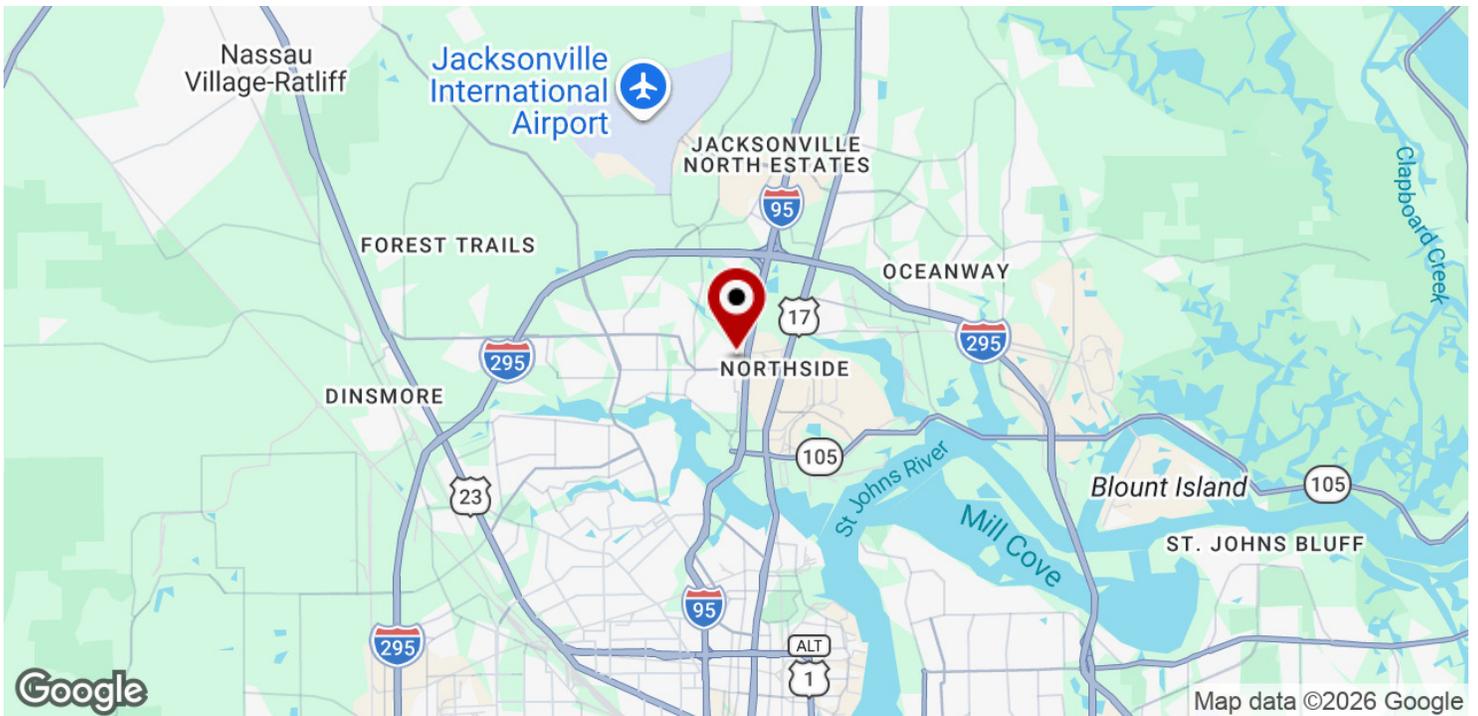
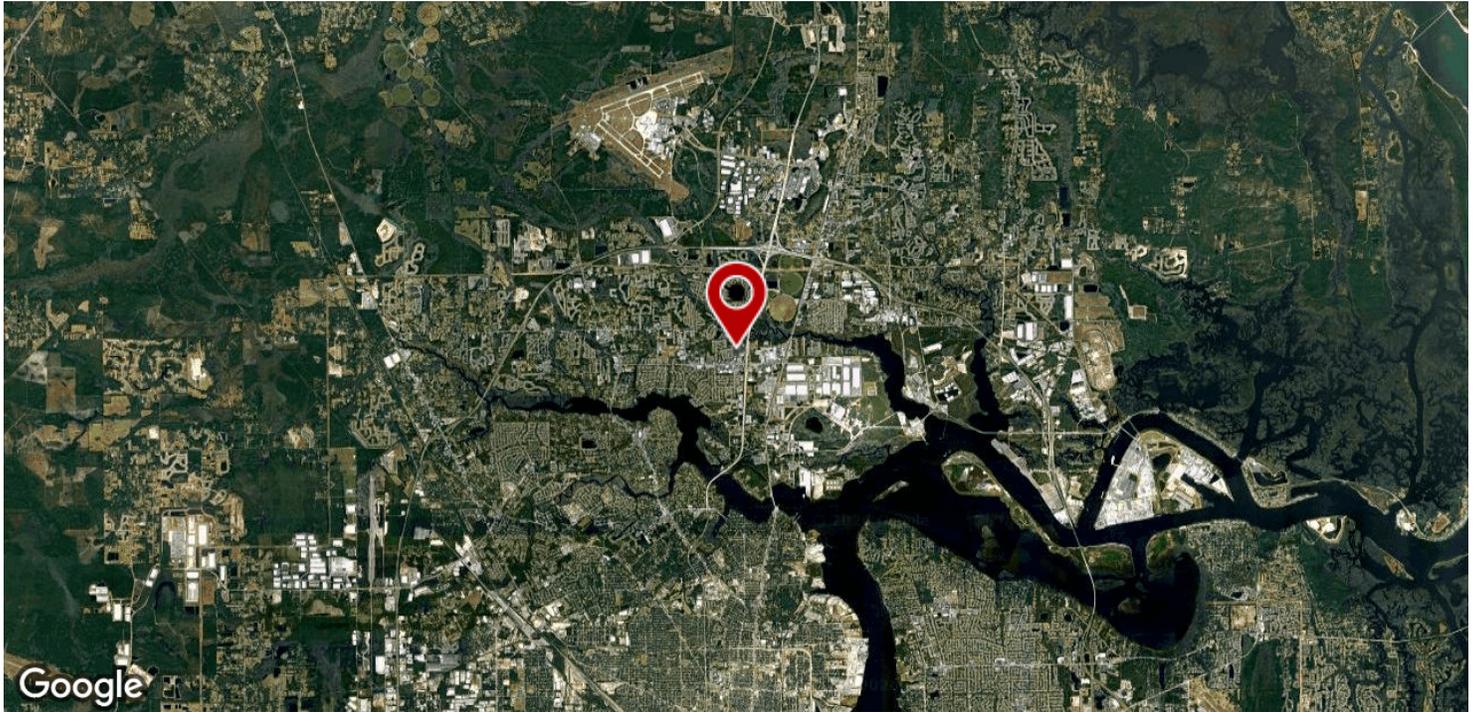
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### Business Key Facts 10840 Harts Rd, Jacksonville, Florida, 32218 | Rings: 1, 3, 5 mile radii



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

#### Key Statistics

**1,441** Total Businesses

**13.9K** Total Employees

**\$2.77B** Total Sales

**5.6%** Unemployment Rate

#### Top 25 Largest Businesses in Area

**25\*** 100 or More Employees

**25\*** \$10M+ Annual Sales Vol

#### Daytime Population

**43,566** Total Population

**40,653** Total Daytime Population

Ratio of daytime to total population: **0.93**

Values > 1.0 mean that more people come to the area during the day than live there.

#### Urban Core

Dominant Urbanicity Type

#### Business Density

**10.7** Avg Number of Employees

**51.0** Total Business Per Sq Mi

This is 10.7% lower than Duval County

Business Name	Type	Annual Sales
Symrise Inc	Branch	\$566M
UF Health North	Headquarters	1,000

### DEMOGRAPHIC SUMMARY

10840 Harts Rd, Jacksonville, Florida, 32218

Ring of 3 miles

#### KEY FACTS

**43,566** Population

**37.4** Median Age

**17,425** Households

**\$50,487** Median Disposable Income

#### EDUCATION

**10.2%** No High School Diploma

**33.3%** High School Graduate

**35.9%** Some College/Associate's Degree

**20.7%** Bachelor's/Grad/Prof Degree

#### INCOME

**\$58,218** Median Household Income

**\$30,629** Per Capita Income

**\$87,715** Median Net Worth

#### HOUSEHOLD INCOME

#### EMPLOYMENT

**59.2%** White Collar

**25.0%** Blue Collar

**20.2%** Services

**5.6%** Unemployment Rate

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