

Circuit City Building
6155 Youngerman Circle
Jacksonville, FL 32244

Building Size: 38,056± SF

Land Size: 3 ± acres

Visible to I-295

Highly Visible Pylon Signage

Abundant Parking

Zoned PUD

Located in a busy retail area at the Blanding Boulevard and I-295 intersection. Next to Sam's Wholesale, and across from Publix, Babies R' Us, Bed Bath & Beyond, and a variety of other great retailers

Sale Price: \$4,100,000

Lease Rate: \$8.00 per sf, nnn (approx. \$25,370 per month, nnn cost are estimated to be:

RE Taxes: \$3300 /month

Insurance: see agent

Exterior Maint: tbd by tenant)



Free Standing Retail Building – Formerly Circuit City



For More Information:

Stanton Hudmon

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Pine Street/RPS, LLC

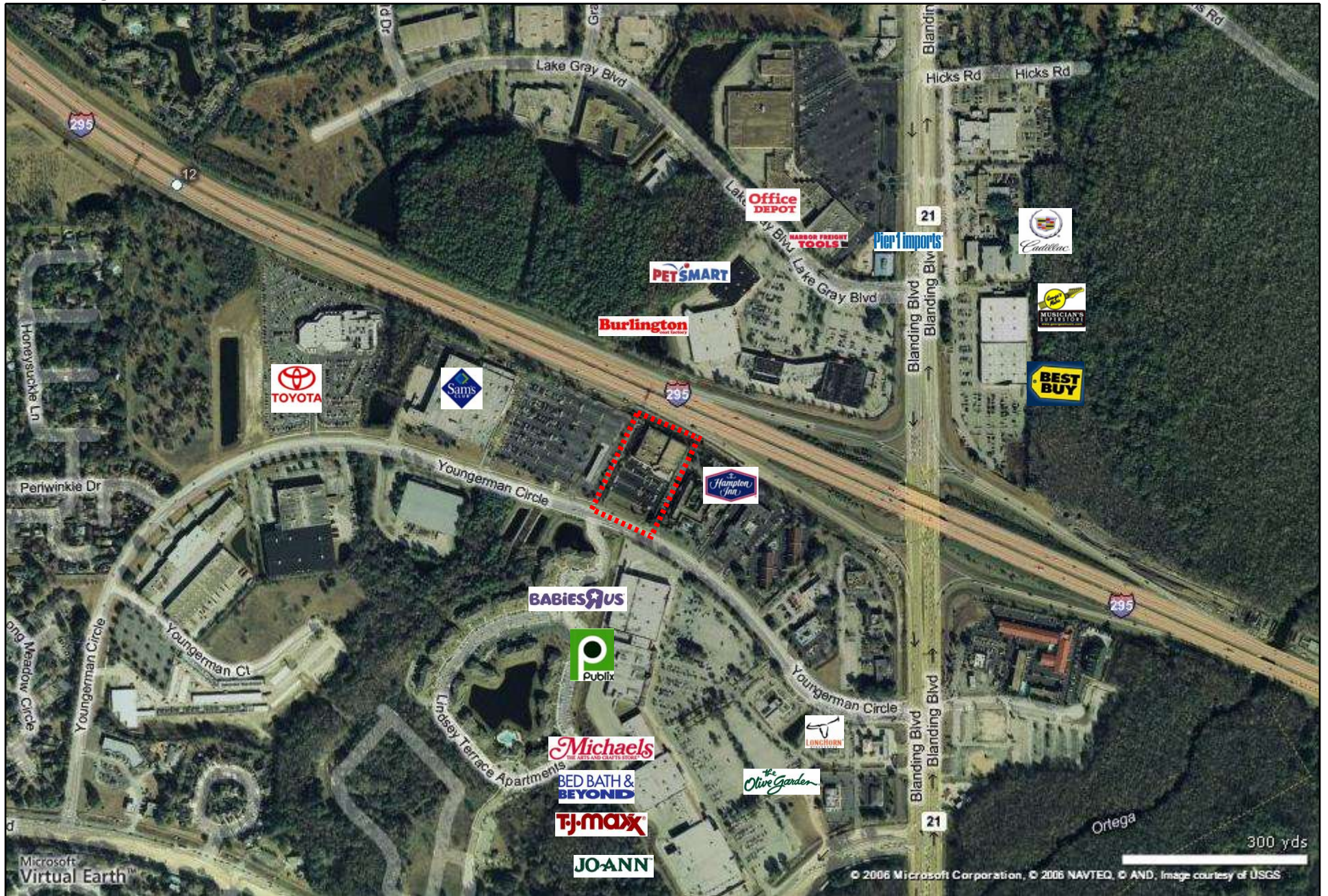
1923 Southampton Road

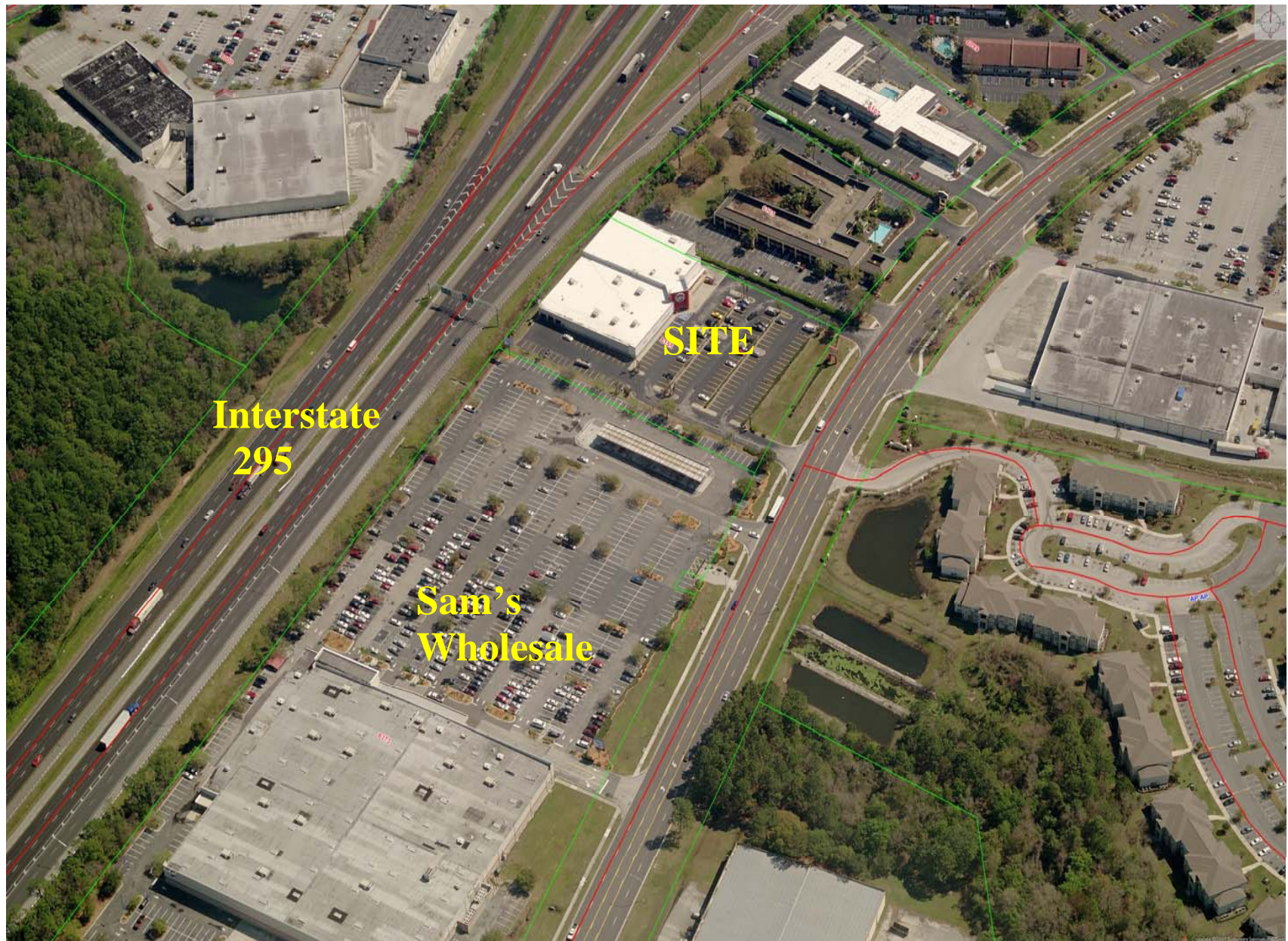
Jacksonville, FL 32207

www.pinestreetrps.com

Information provided is deemed to be accurate, but is subject to errors and/or omissions.

6155 Youngerman Cir, Jacksonville, FL 32244





Stanton Hudmon, CCIM

Pine Street/RPS, LLC

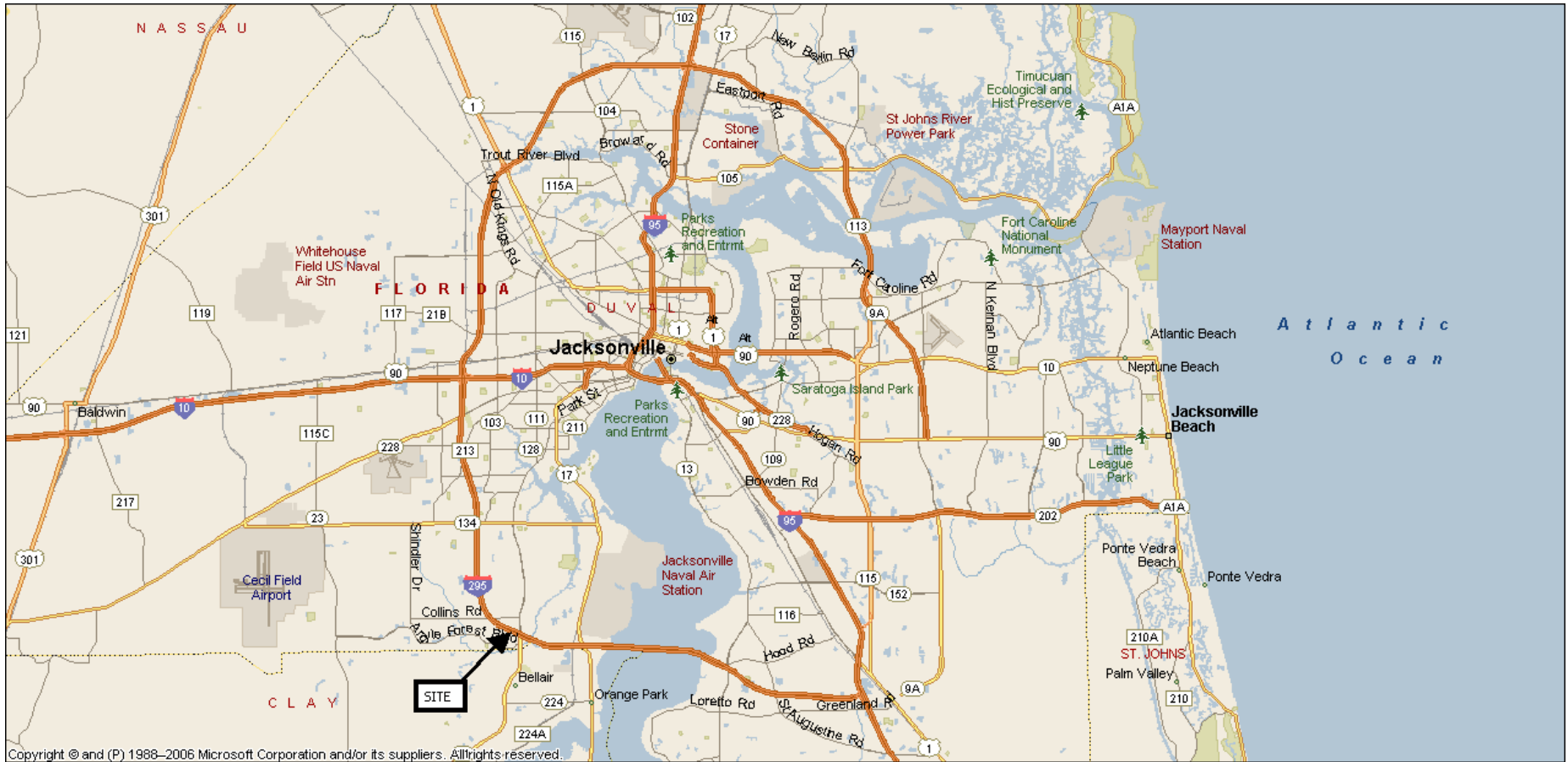
Phone: 904.398.1044



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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2009 Total Population:	9,961	65,444	160,684
Average Age:	33.60	35.90	35.80
Median Household Inc:	\$48,732	\$52,839	\$56,896
Avg Household Size:	2.39	2.53	2.66
Employees:	4,463	22,967	43,848

Traffic Counts:

93,000 cars per day on I-295

80,000 cars per day on Blanding Boulevard

24,800 cars per day on Youngerman Circle

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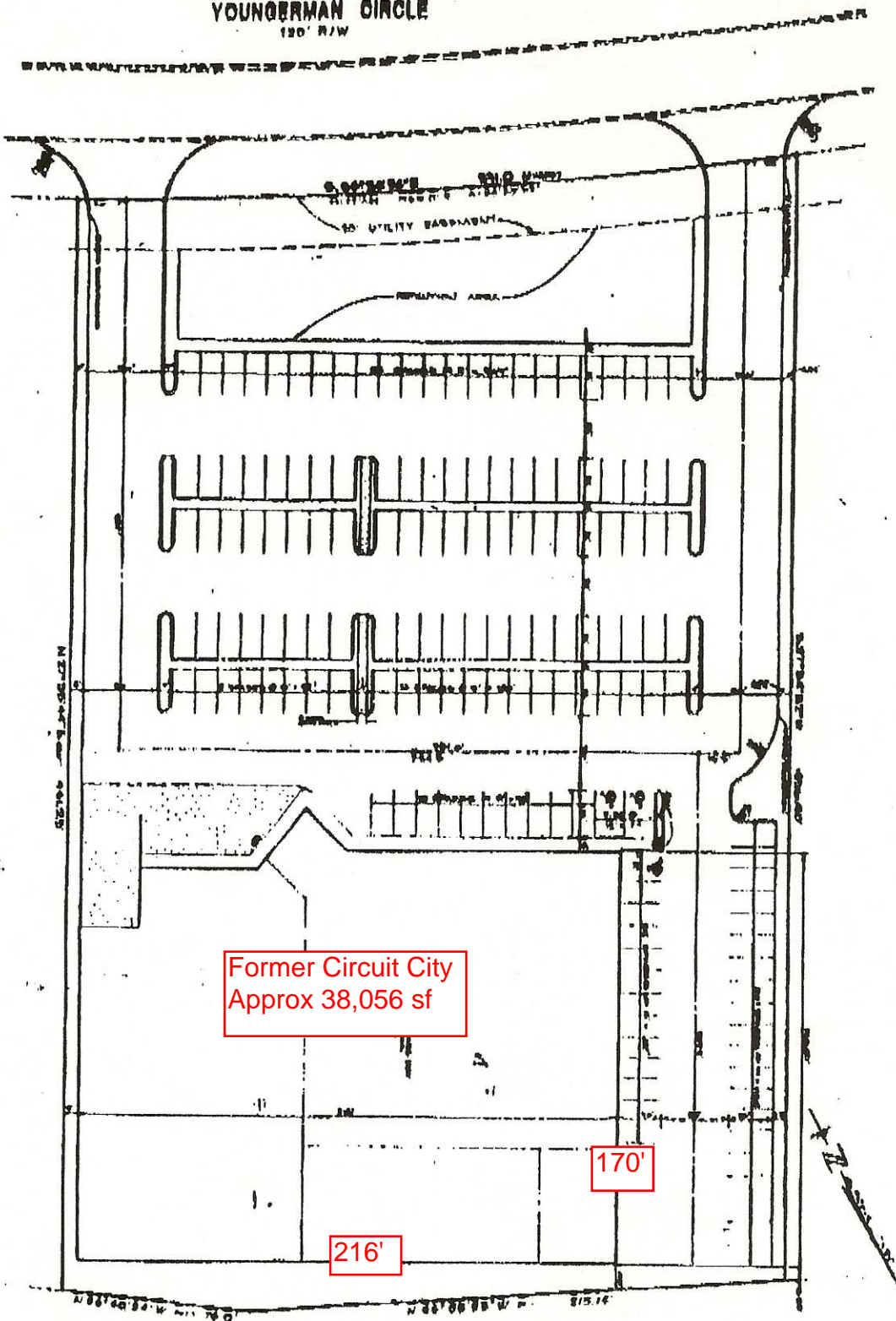


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YOUNGERMAN CIRCLE
120' R/W



Former Circuit City
Approx 38,056 sf

216'

170'

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