



COBBLESTONE PLAZA

3031 Monument Rd | Jacksonville, FL 32225

- Located at the signalized intersection of Monument Rd & Cobblestone Pkwy, the primary entry into Cobblestone Residential Community
- Tenants include a pediatrician, salon, dry cleaners & restaurants along with a complimentary node of retail spaces including neighboring Publix & McDonalds



SIZE

Total
40,017 sf±

Divisible Space
900 sf±

Contiguous Space
2,000 sf±

DEMOGRAPHICS

	Population	Total Households	Average HH Income
1 Mi	10,141	4,009	\$89,085
3 Mi	45,774	16,762	\$95,267
5 Mi	136,406	50,818	\$85,158

TRAFFIC

Monument Rd
28,000

McCormick Rd
34,500