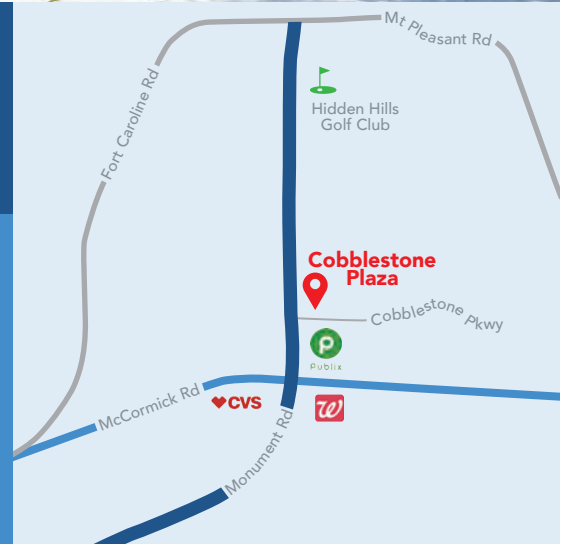




# COBBLESTONE PLAZA

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** sq ft±

Divisible Space  
**900** sq ft±

Contiguous Space  
**2,000** sq ft±

## DEMOGRAPHICS

	Population	Total Households	Average HH Income
1 Mi	<b>10,203</b>	<b>4,046</b>	<b>\$106,543</b>
3 Mi	<b>46,221</b>	<b>16,947</b>	<b>\$110,059</b>
5 Mi	<b>137,025</b>	<b>51,067</b>	<b>\$95,612</b>

## TRAFFIC

Monument Rd  
**28,000**

McCormick Rd  
**34,500**

