



For sale or lease  
Call for pricing

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# 45,914± SF Retail Box

9355 Atlantic Blvd. | Jacksonville, FL 32225

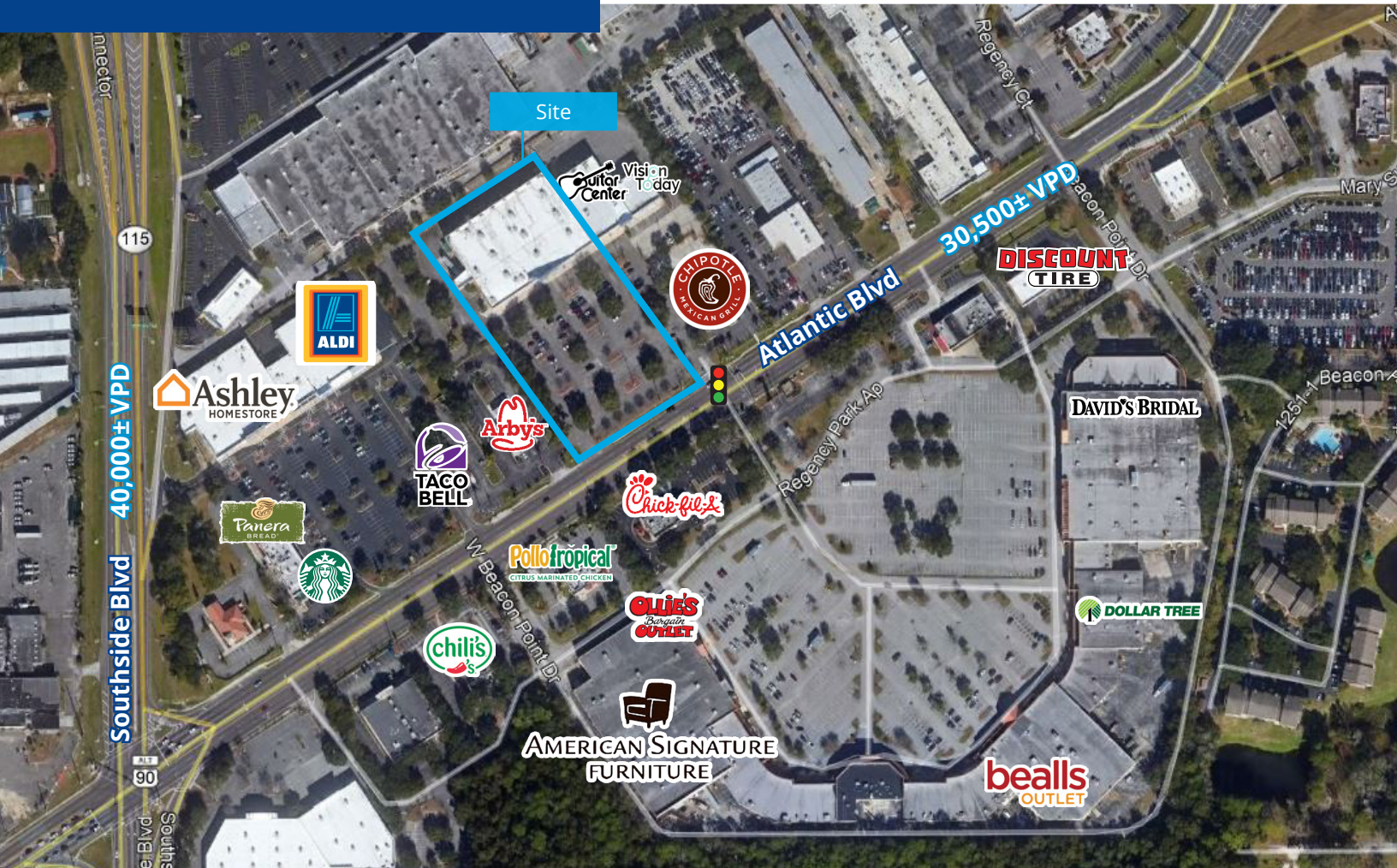
- 4.87 acre parcel former Best Buy available for sale or lease
- Zoned CCG-1
- Multiple access points including signalized entrance
- Prominent pylon signage
- 21' ceiling clear heights
- Dual bay loading dock plus two street level roll-up doors
- Co-tenants: Vision Today, Guitar Center and Chipotle
- Cross access to Aldi and Ashley Homestore Outlet
- Traffic counts: 30,500± AADT on Atlantic Blvd. and 51,500± AADT on Southside Blvd.

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# Photos



# Trade Area



## Demographics



**Population**

3 Mile 87,525  
5 Mile 216,850  
7 Mile 366,009



**Daytime Population**

81,545  
214,681  
418,115



**Households**

34,572  
85,105  
146,250



**Average HH Income**

\$64,075  
\$70,759  
\$77,995

Source: Esri Business Analyst 2020

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