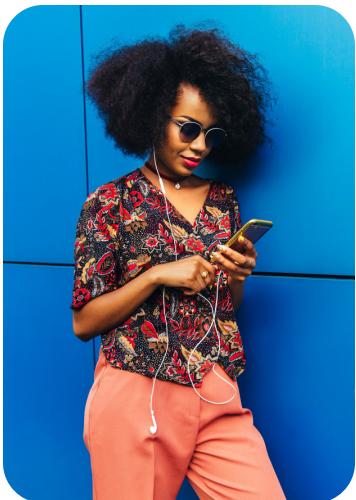




Freestanding Retail Available

1815 Dean Road | Jacksonville, FL 32216



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Lease Details



Property Overview

Prime Realty exclusively presents 1815 Dean Road, a 4,500 SF freestanding multi-tenant retail building located near the busy intersection of Beach and University Boulevards. This property includes 2,500 SF of grey shell space to allow for complete tenant customization as well as a 2,000 SF 2nd generation convenience store. Units can be combined.

The Spring Park sub-market of Jacksonville is densely populated with over 200,000 residents in a 5 mile radius and a central location with Jacksonville, making this property a short drive to Downtown and the Southside.

Property Highlights

- 4,500 SF freestanding retail building available with the ability to combine 2 units
- 2,500 SF is grey shell space
- Zoned CCG-2
- Located near intersection of Dean Road and Beach Blvd. (32,293 VPD)
- Dedicated parking
- Close proximity to Memorial Hospital and the Southbank medical corridor
- Population exceeds 200k in surrounding 5 mile

Availability

Suite 1815	2,000 SF	\$10/SF + NNN
Suite 1819	2,500 SF (Grey Shell)	\$10/SF + NNN
Entire Space	4,500 SF	\$10/SF + NNN



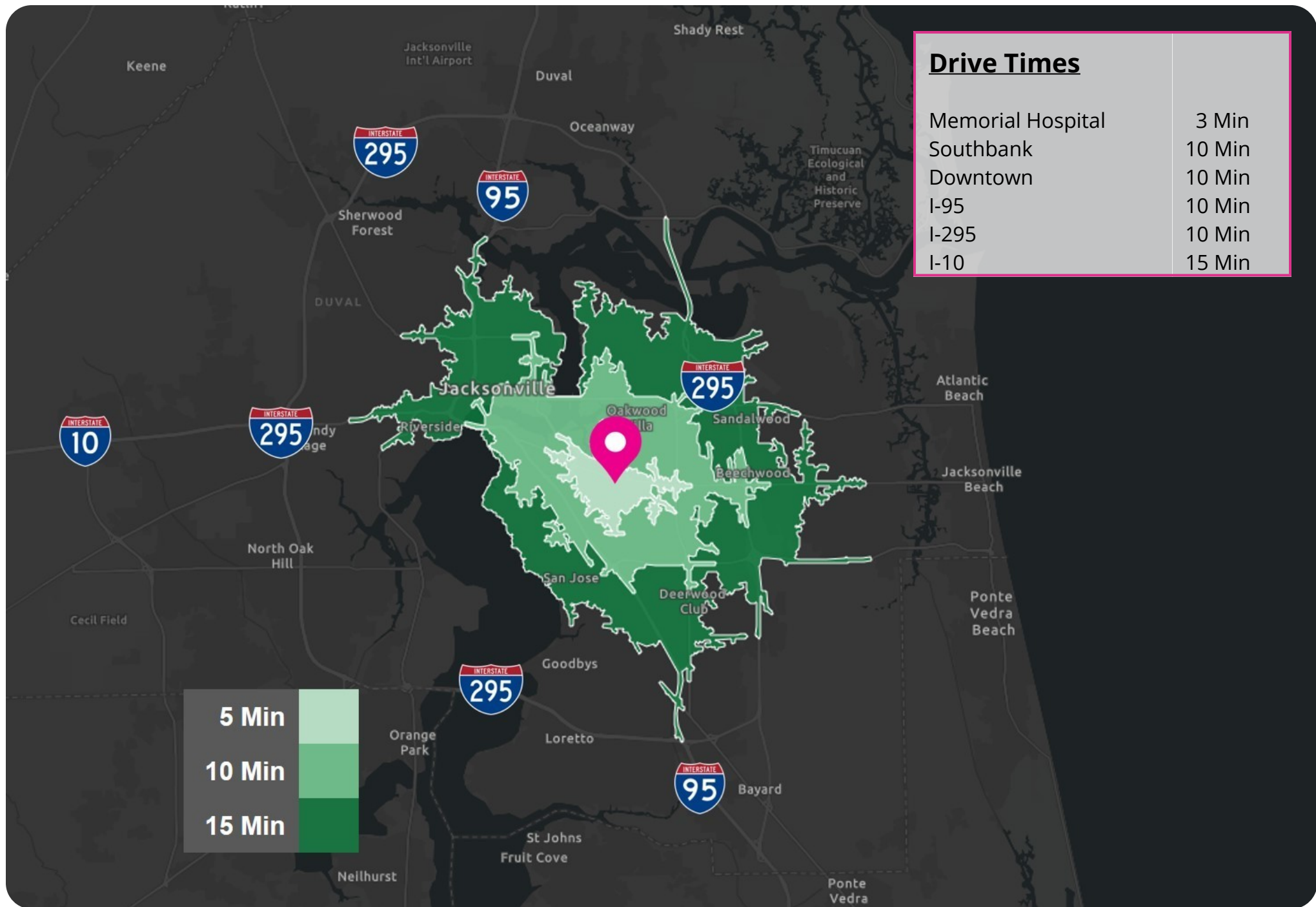
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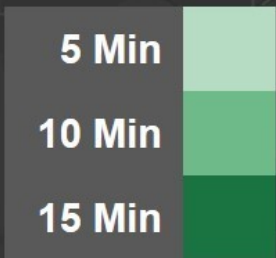
Subject Area Overview

Freestanding Retail Available | 1815 Dean Road | Jacksonville, FL 32216





Drive Times	
Memorial Hospital	3 Min
Southbank	10 Min
Downtown	10 Min
I-95	10 Min
I-295	10 Min
I-10	15 Min





Subject Area Demographics

1 Mile

3 Miles

5 Miles

2019 Population	9,800	81,322	210,236
2024 Projected Population	10,142	86,298	223,208
2019 Number of Households	3,982	33,623	86,845
2024 Projected Number of Households	4,108	35,619	92,383
Average Household Income	\$60,020	\$59,426	\$63,420
Workplace Employees	8,212	61,582	194,434
Median Age	41.9	37.5	36.3

LIFESTYLE SEGMENT

46.9%

Hardworking Consumers
Median Age: 39.0

LIFESTYLE SEGMENT

20.9%

Suburban Families
Median Age: 34.9