

Publix #0713 - Windsor Commons

4765 Hodges Boulevard
Jacksonville, FL 32224
Lat 30.255, Long -81.466

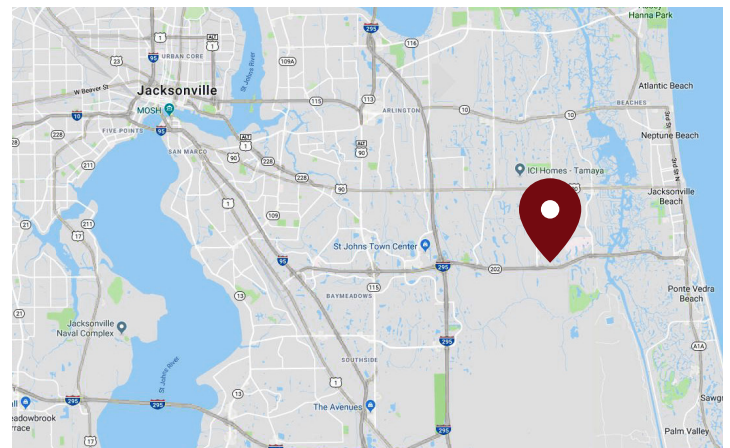
FOR LEASE



1,050 - 1,400 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Grocery Anchored by Publix with Excellent Visibility
- Going Home Side of the Road on Hodges Boulevard
- Multiple Points of Ingress/Egress
- Adjacent to State Road 202 (111,500 VPD), the Main Artery that Services Ponte Vedra Beach and Jacksonville Beach
- Close Proximity to Mayo Clinic, a 304 Bed Facility with Over 5,000 Employees



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,758	36,719	145,295
Daytime Population	9,059	42,152	151,573
Total Households	3,267	15,254	59,085
Avg. HH Income	\$95,564	\$114,917	\$106,096

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Tyler Wilkins

407.581.6245 | twilkins@crossmanco.com

3333 South Orange Avenue, Suite 201, Orlando, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



www.crossmanco.com

Publix #0713 - Windsor Commons

4765 Hodges Boulevard
 Jacksonville, FL 32224
 Lat 30.255, Long -81.466

SITE PLAN



Suite	Tenant	Size
21	Publix	37,866
1	Marco's Pizza	1,750
2	AVAILABLE	1,400
3	Volcano Sushi House	2,100
5	Great Expressions Dental	1,750
7	Ooh La La Nails & Spa	2,450
9	Brightway Insurance	1,050
10	AVAILABLE	1,050
11	Hodges Cleaners	1,575
12	Massage Green Spa	2,100
14	Florida Medical Hearing	1,050
15	Butler Animal Clinic	1,400
16	AVAILABLE	1,050
17	China Wok	1,050
18	One Stop Liquor	1,050
19	Peterbrooke Chocolatier	1,400
20	Tropical Smoothie Cafe	1,400

TOTAL 61,491



Tyler Wilkins

407.581.6245 | twilkins@crossmanco.com

3333 South Orange Avenue, Suite 201, Orlando, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



Crossman & Company

www.crossmanco.com

Publix #0713 - Windsor Commons

4765 Hodges Boulevard
Jacksonville, FL 32224
Lat 30.255, Long -81.466

FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Monday	124,946
Friday	121,790
Saturday	119,825

OF VISITS

TOP 3 HOURS



12-1 PM	145,472
1-2 PM	143,083
3-4 PM	142,143

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) Jan 1, 2020 - Dec 31, 2020

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

Data provided by Placer Labs Inc. (www.placer.ai)

Tyler Wilkins

407.581.6245 | twilkins@crossmanco.com

3333 South Orange Avenue, Suite 201, Orlando, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



www.crossmanco.com