

PABLO CREEK PLAZA EAST

13740 Beach Blvd, Jacksonville, FL 32224

EXECUTIVE SUMMARY



LOCATION OVERVIEW

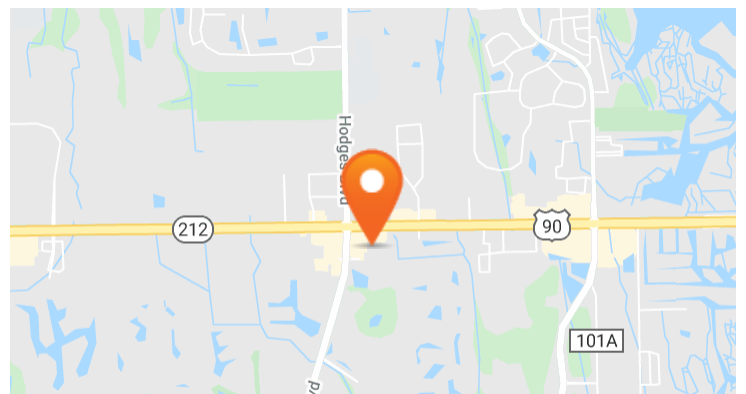
Join SuperTarget, Michael's, Office Max and Panera Bread

PROPERTY HIGHLIGHTS

- Situated at Beach Blvd & Hodges Blvd, the dominant retail intersection in the west intracoastal sub-market
- Close proximity to Mayo Clinic, a 304 bed facility with 6,000+ employees
- Servicing high-end neighborhoods such as Jacksonville Golf & Country Club
- Anchors: SuperTarget, Michael's, Office Max
- Additional Co-tenancy: Panera Bread, Dollar Tree, AT&T, Xfinity, Mattress Firm, Chick-fil-A
- Traffic: Beach Blvd - 46,000 AADT Hodges Blvd - 26,000 AADT

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
2019 Population	73,128	172,806	270,605
2019 Total Households	29,032	68,309	109,002
2019 Daytime Population	62,134	166,698	270,352
2019 Average HH Income (\$)	96,072	92,610	91,756



EXCLUSIVE AGENT(S)

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
A101 (401)	Panera Bread	4,240 SF	C117 (111)	Little Caesars Pizza	1,459 SF
A102 (403)	GNC	1,600 SF	C118 (112)	Panera Catering	1,400 SF
A103 (404)	Available	1,890 SF	C119 (113)	Available	1,400 SF
A104 (408)	Dollar Tree	9,280 SF	C120 (114)	Advance America	1,400 SF
A106 (413)	Xfinity	4,598 SF	C121 (115)	Dry Cleaners	1,400 SF
A107 (415)	Petland	4,000 SF	D122 (11)	AT&T	3,000 SF
B108 (300)	Office Max	20,055 SF	D123 (2)	Available	1,845 SF
B109 (200)	Michael's	23,970 SF	D124 (4)	Sport Clips	1,484 SF
C110 (101)	GameStop	1,540 SF	D125 (5)	CPR Services	1,372 SF
C111 (102)	Hair Cuttery	1,260 SF	D126 (6)	Five Guys Burgers & Fries	2,716 SF
C112 (103)	Sally Beauty	1,600 SF	D127 (8)	Mattress Firm	4,043 SF
C113 (104)	The Wax Strip	1,526 SF	D128 (13)	Myers Pediatric Dentistry	3,500 SF
C114 (105)	The Elements	2,800 SF	D130 (14)	State Farm Insurance	1,200 SF
C115 (107)	Nails So Happy	2,000 SF	E131	Chick-fil-A	4,227 SF
C116 (109)	Tsunami	2,001 SF			

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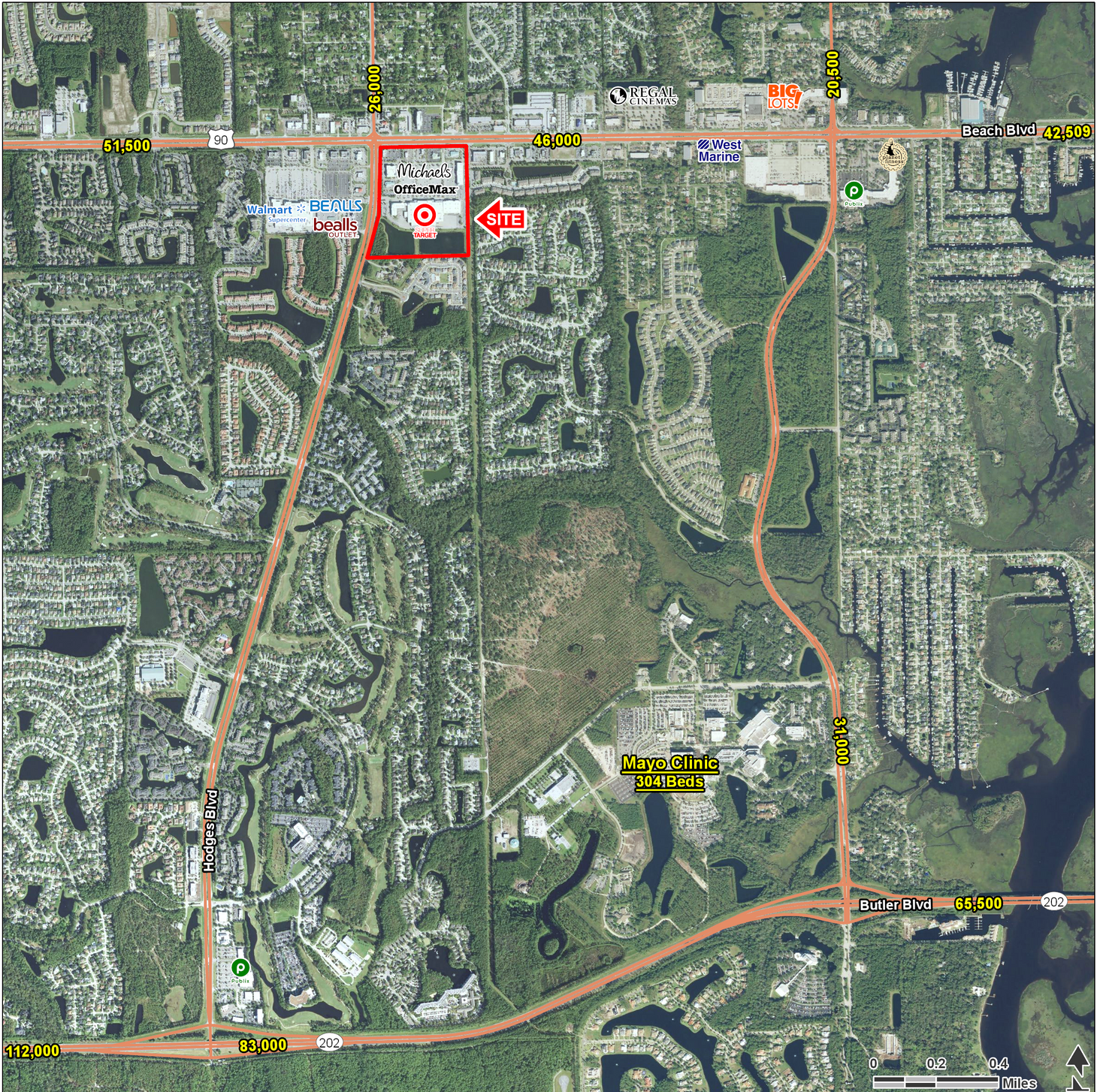
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ADDITIONAL PHOTOS



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