

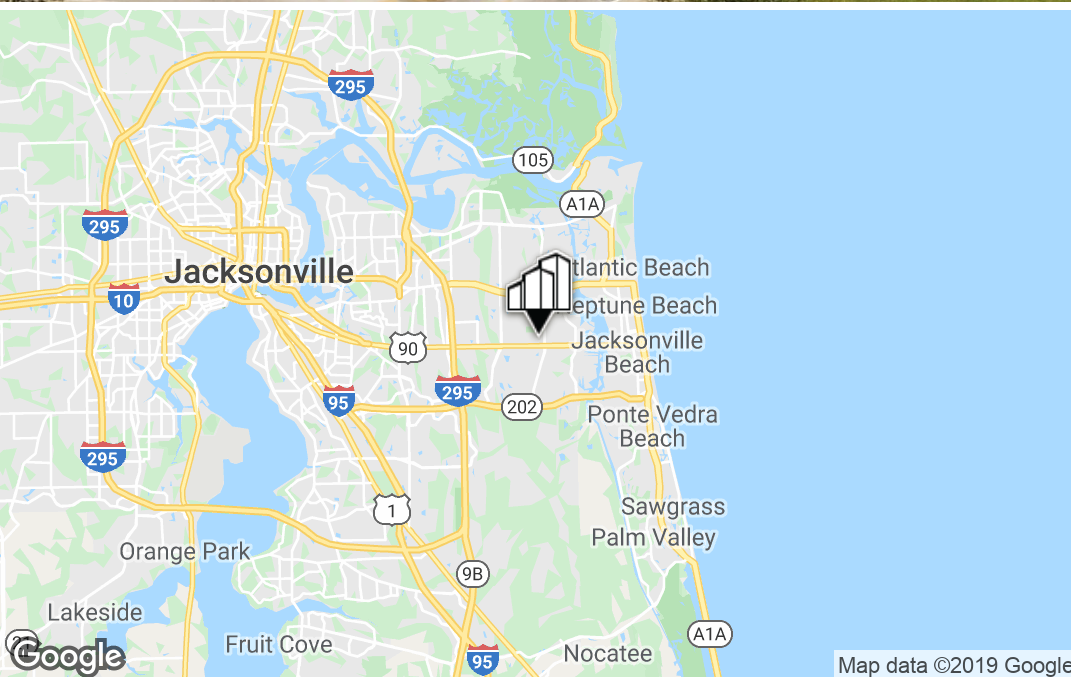
# RETAIL PROPERTY FOR LEASE

## NEW DEVELOPMENT

13423 BEACH BLVD. LOT #3, JACKSONVILLE, FL 32246



PRIMEREALTY



### For More Information:

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4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.



## Property Overview



### OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
CAM:	\$8.50/ SF
Building Size:	10,000 SF
Available SF:	1,400 - 4,500 SF
Lot Size:	2.9 Acres
Zoning:	CCG-1
Market:	Jacksonville

### PROPERTY OVERVIEW

Introducing this brand new Beach Boulevard retail development. The property will be a multi-tenant retail center offering turn-key, end-cap with drive-thru and in-line commercial space in one of Jacksonville's most desirable sub-markets. With frontage on the busy Beach Blvd, this center offers a great location that will help your business flourish. Located across the street from Super Wal-Mart, Super Target, and many well known retailers. The population is 73,652 within 3 miles and there is an above average household income of \$93,893 within 3 miles. Quick access to J Turner Bulter, UNF, the St. Johns Town Center, the Intracoastal Waterway, and Jacksonville Beach.

### PROPERTY HIGHLIGHTS

- NEW DEVELOPMENT
- Located across the street from Super Wal-Mart, Super Target, and many well known retailers.
- High traffic counts of 46,500 vehicles per day on Beach Blvd.
- End-cap with drive thru and inline spaces available
- Located near new housing developments

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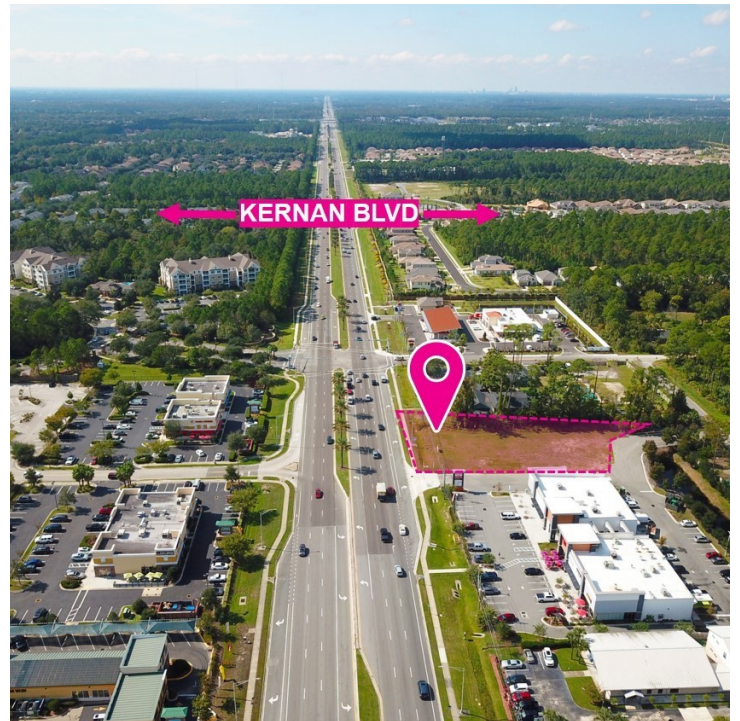
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# Retail Property For Lease | New Development



## Additional Photos



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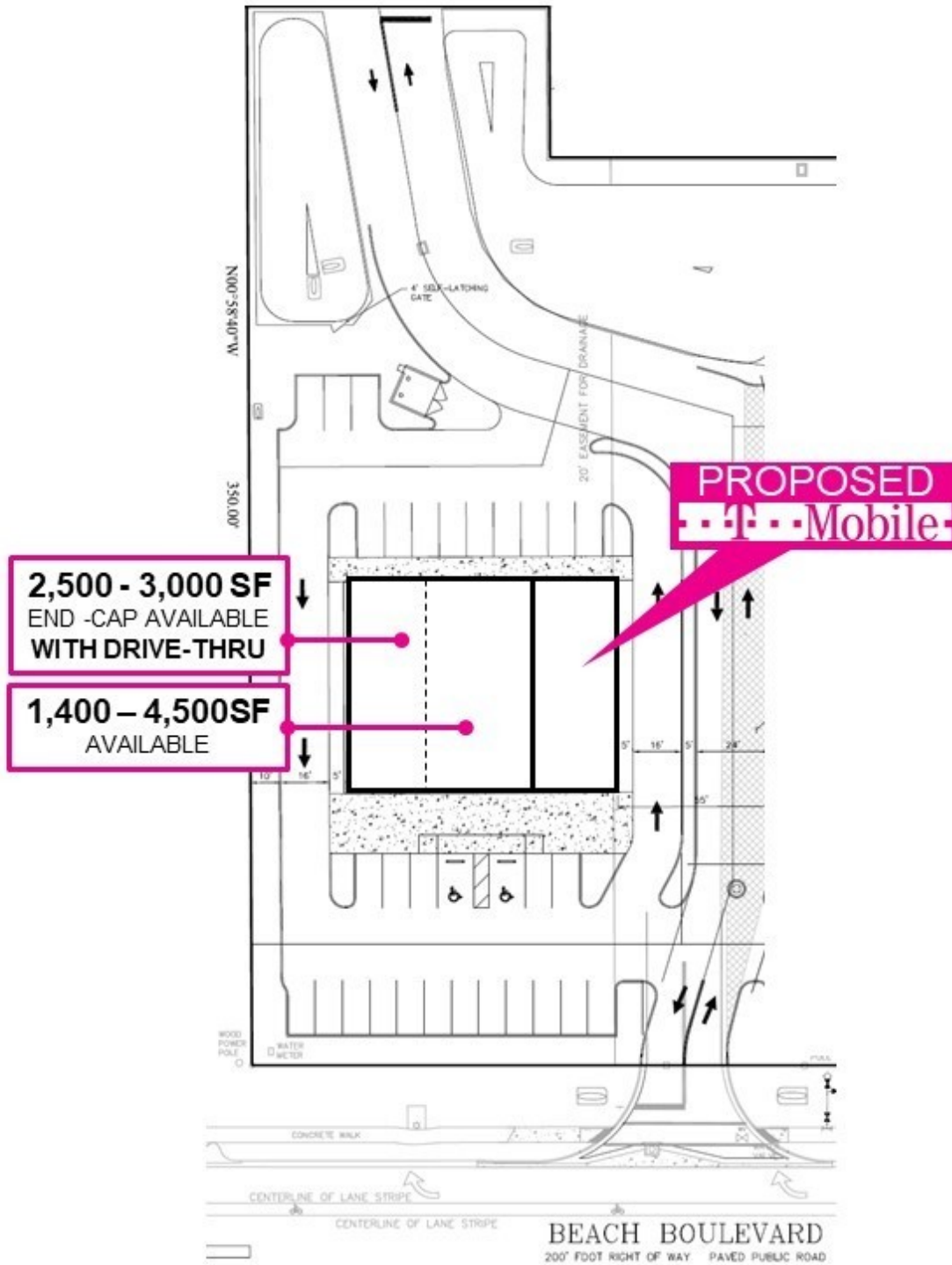
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## Site Plan



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## Retail Map



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## Sub-market Developments



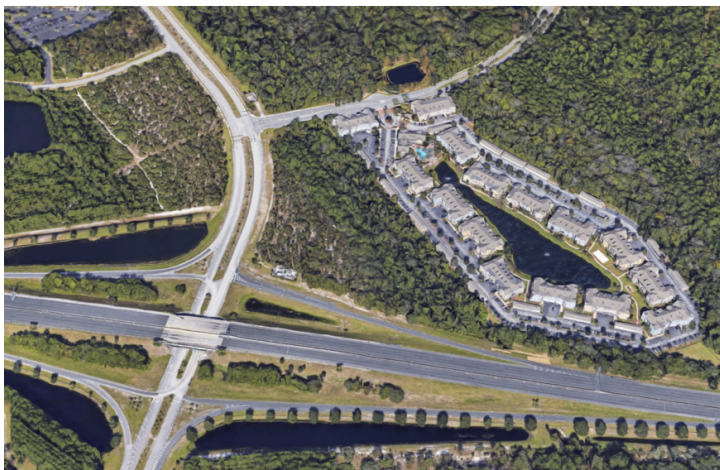
### **FUQUA DEVELOPMENT'S \$300 MILLION VILLAGE CENTER DEVELOPMENT AT SOUTHEAST BUTLER, I-295**

Proposed \$300 million village center development at southeast Butler Boulevard and Interstate 295 in Jacksonville. His development will be the retail center of 1,063 acres owned by the Skinner family. A master housing developer-builder is negotiating to buy 450 to 500 acres for residential development.



### **14-SCREEN MOVIE THEATER AT ATLANTIC NORTH SHOPPING CENTER**

The movie theater complex is expected to open sometime in 2021 in the shopping center at the northwest corner of Atlantic Boulevard near Kernan Boulevard, according to Sleiman Enterprises, which is doing the project with Cinemark Holdings Inc.



### **DOCTORS WITH JACKSONVILLE SPINE & PAIN CENTERS BUY LAND AT BUTLER AND KERNAN**

As it reaches 20 years in operation, Jacksonville Spine & Pain Centers appears to be expanding with another location. Viper Ventures LLC, a group of doctors from Jacksonville Spine & Pain Centers, purchased a 9.68-acre property at northeast Butler and Kernan boulevards for \$2.35 million.

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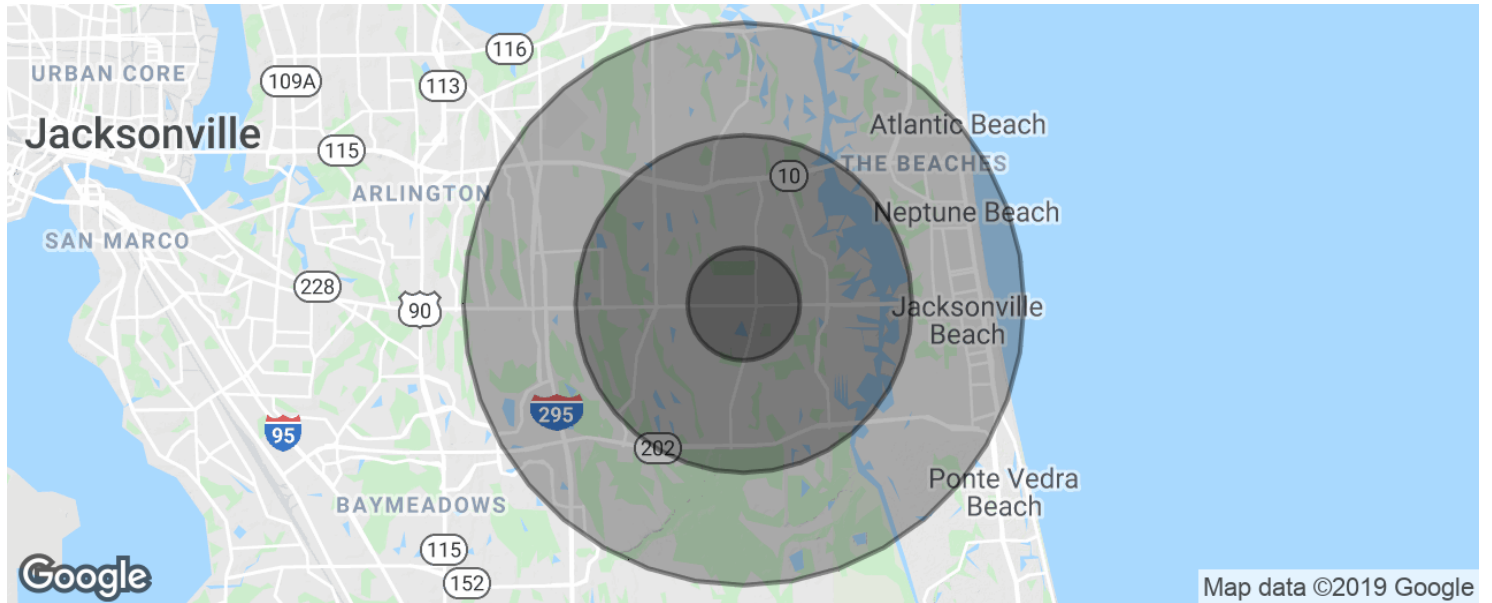
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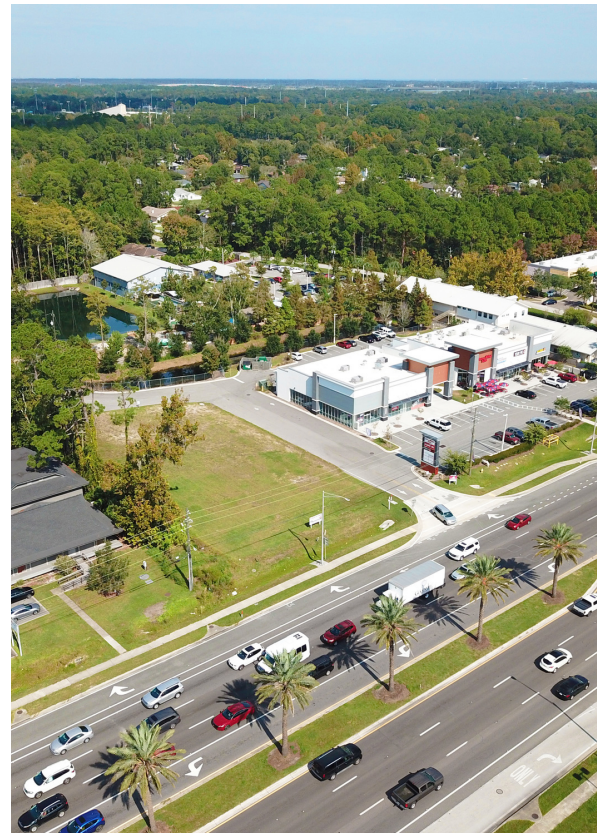
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## 2018 - 2023 Demographics



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Population	9,038	73,652	174,438
Projected 2023 Population	10,175	79,516	188,662
Population Change	2.40%	1.54%	1.58%
Households	3,505	28,652	69,049
Median Age	37.5	36.3	36.4
Average Household Size	2.58	2.54	2.47
Median Household Income	\$76,301	\$68,269	\$64,218
Average Household Income	\$104,224	\$93,893	\$90,243
Per Capita Income	\$39,843	\$37,053	\$36,165



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