



For Lease

St. John's Square Retail Center

4555 St Johns Ave, Jacksonville, FL 32210

11,600± SF Retail Shopping Center

- Positioned in the highly sought Riverside/Ortega Retail Submarket, located just one block west of Roosevelt Boulevard
- Signage available on both Building & Pylon
- Well lit front and rear parking areas equipped with security cameras
- Site offers easy access to Intestates (I-10, I-95 and I-295)
- Property is zoned PUD (commercial)
- Excellent tenant mix

Available suites (only one remains)

- Suite 3: 1,500± SF

Lease rate:

\$12.00

Per SF (NNN)

NNN:

\$5.29

per SF

(includes water, sewer, dumpster,
property maintenance, RE taxes, RE
Insurance)

Contact us:

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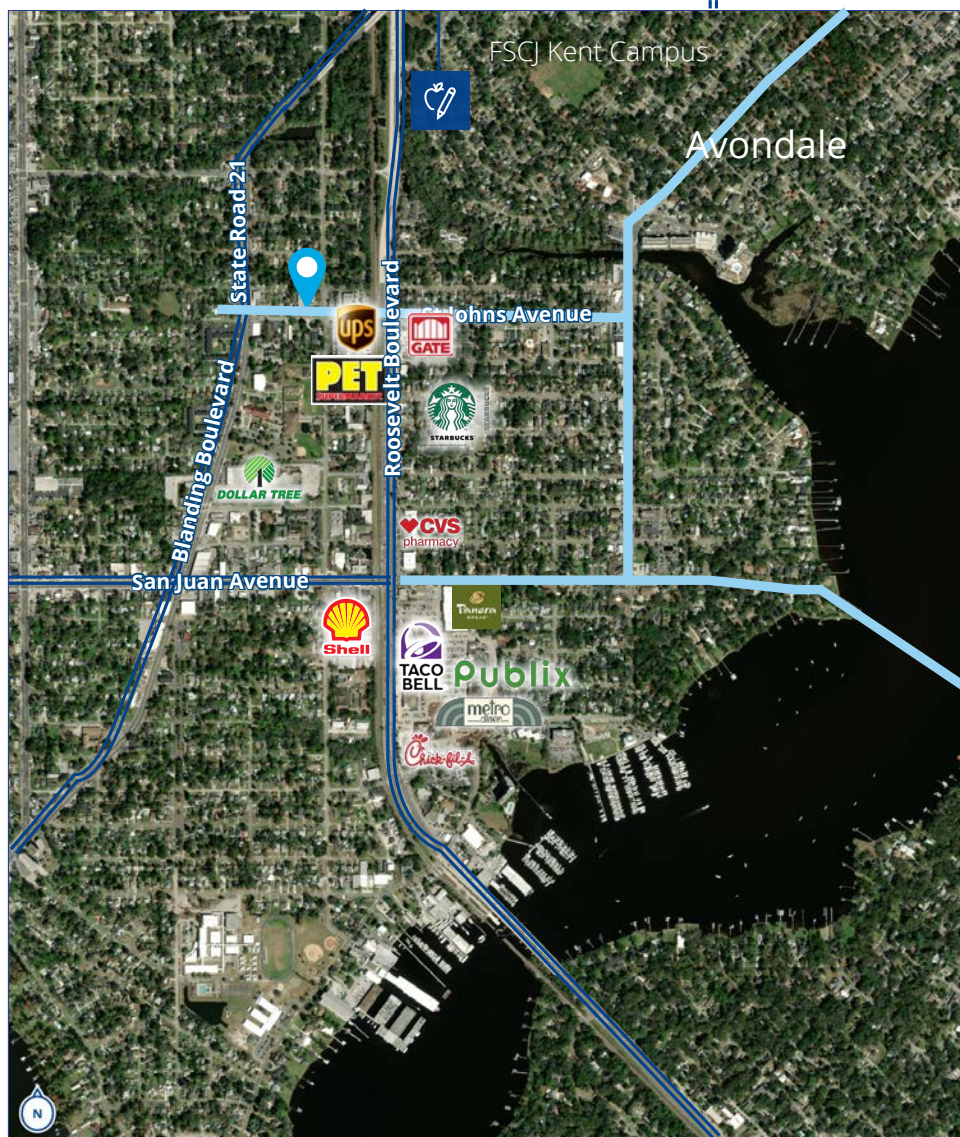
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Location & Access

Travel Distances

Florida State College Jacksonville Kent Campus	1 mile
Five Points/Riverside	2 miles
Downtown Jacksonville	5 miles



3 mi. Area Demographics

Source: ESRI Business Analyst



2020 Estimated
Population
76,300



2020 Estimated
Household Income
\$71,175



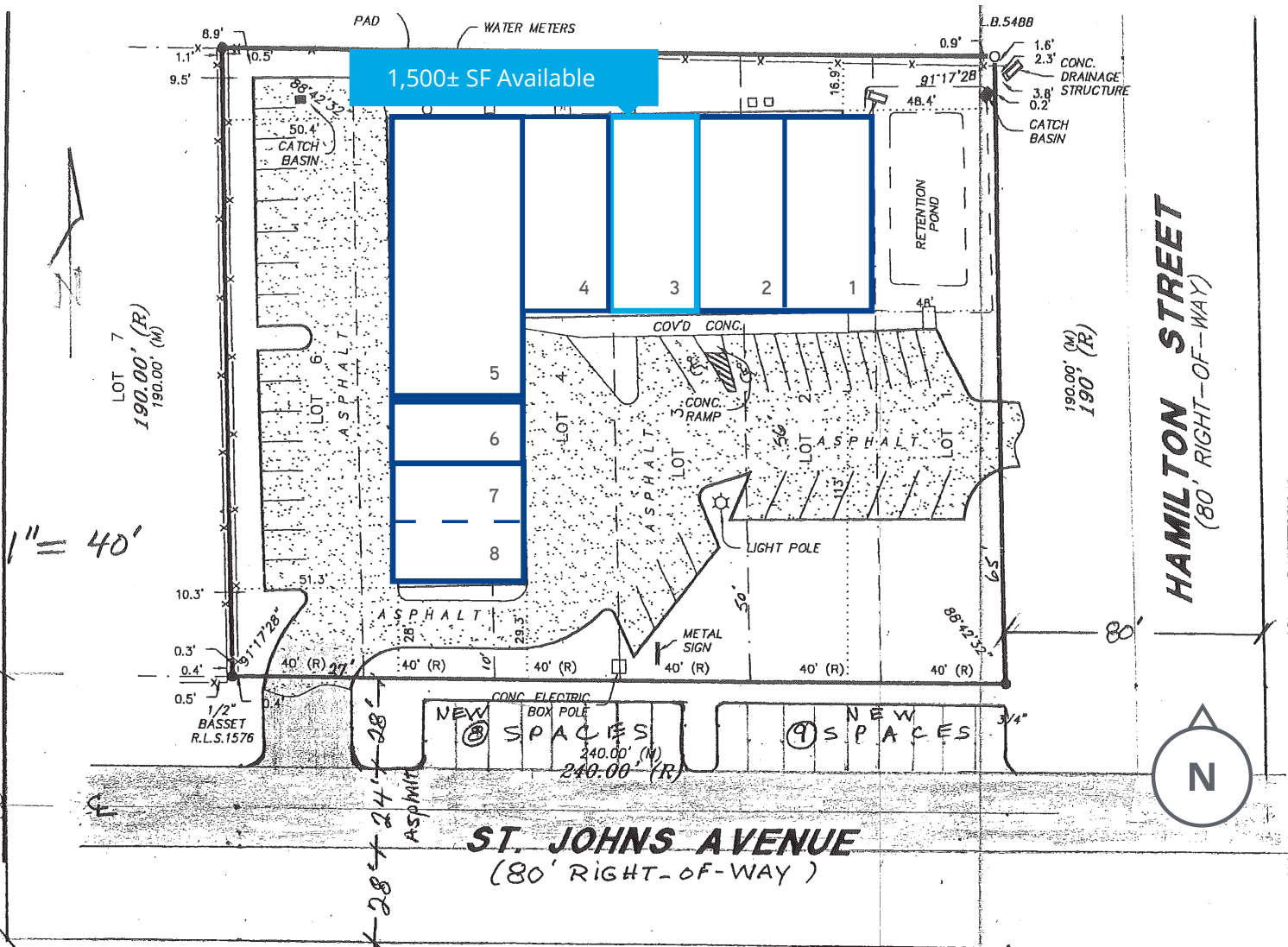
2025 Projected
Population
79,509



2025 Projected
Household Income
\$77,505

Available Space

1,500± SF Available



SCALE 1" = 40'

Suite	Tenant	Size
1	Salon & Barbershop	1,500± SF
2	Happy Feet Dance	1,500± SF
3	Available	1,500± SF
4	Ritual Art Tattoo Studio	1,500± SF
5	R&T Events and Decor	3,200± SF
6	Auto Detailer	800± SF
7 - 8	Pet Salon & Hotel	1,600± SF

Property Gallery



Pylon Sign



Rear parking area



Property Front



Building rear

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