

FOR LEASE > RETAIL SPACE



Northeast Florida

Village Shoppes of San Pablo

13474 ATLANTIC BOULEVARD, JACKSONVILLE, FL 32224

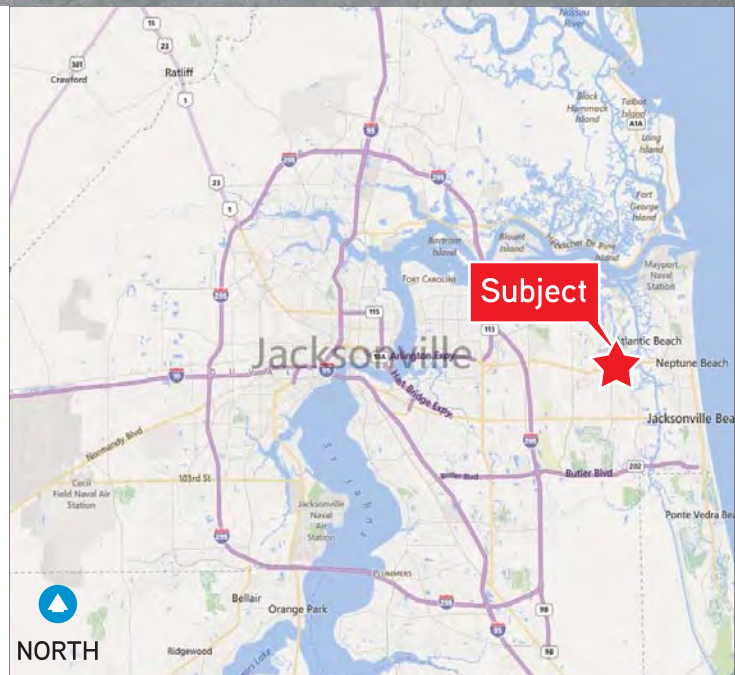
84,000± SF SHOPPING CENTER



Anchored By:
Walmart 
Neighborhood Market

Property Features

- > **Available Units:**
 - Unit #109: 3,000± SF Endcap (divisible)
 - Unit A of #109: 880± SF
 - Unit B of #109: 2,200± SF endcap (potential 900± SF covered outside seating area or drive thru)
- > Anchored by Walmart Grocery "Neighborhood Market" (now open)
- > Access from both Atlantic Boulevard and San Pablo Road
- > Established shopping center located at the SW quadrant of Atlantic Boulevard and San Pablo Road
- > Traffic Count: 47,500± cars per day on Atlantic Boulevard
- > Minutes from Queens Harbor, Jacksonville Beach, Mayport Naval Station, Regency, Mayo Clinic Hospital, etc.
- > Located across from Fresh Market/Stein Mart Shopping Center
- > Excellent site on the going-home side of Atlantic Boulevard in the West Beaches/Intracoastal area of town
- > Operating Expenses/NNN: \$5.11per SF
- > Lease Rates: \$16.00 - \$20.00 per SF (NNN)



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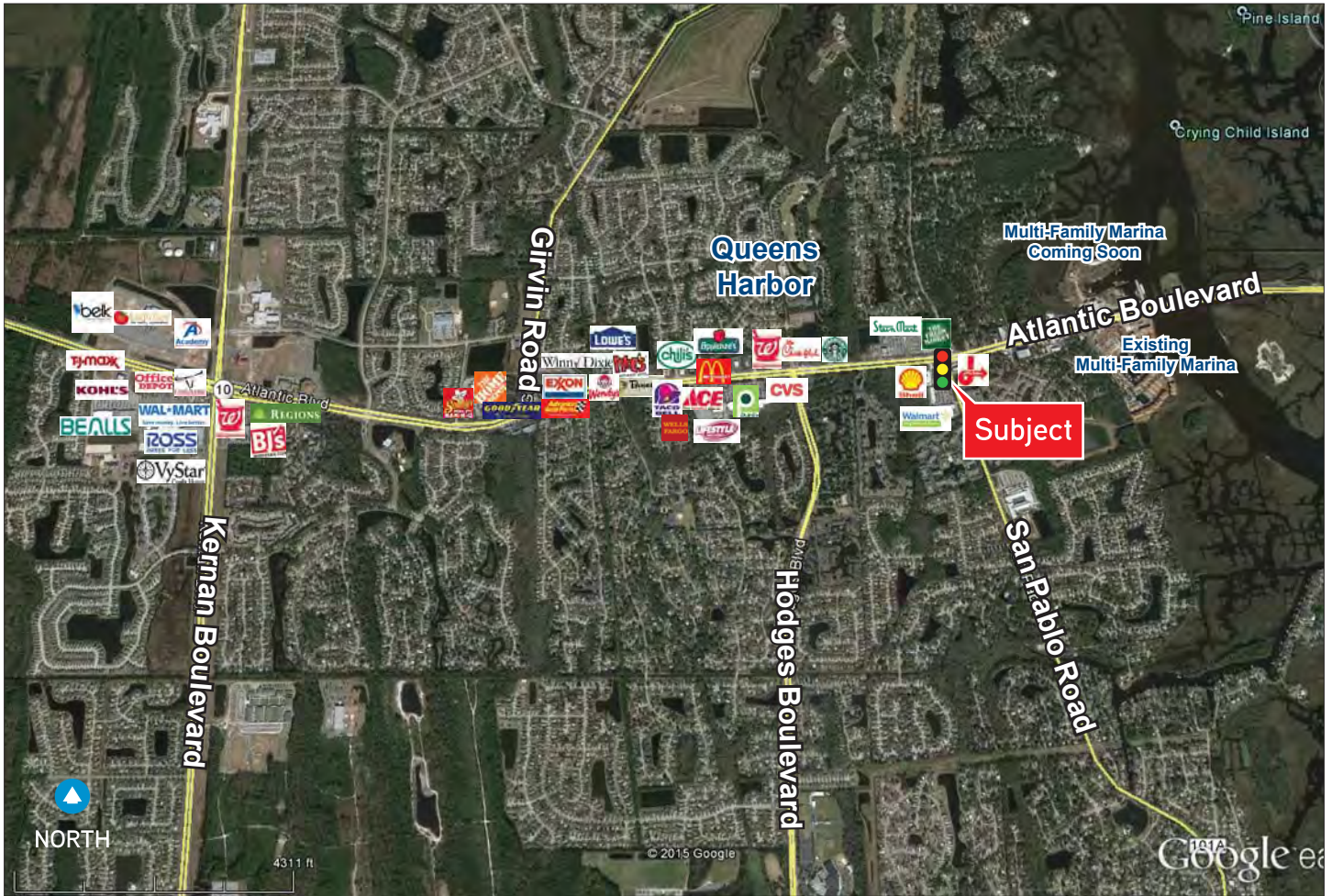
Street & Plat Map

13474 ATLANTIC BOULEVARD, JACKSONVILLE, FL 32224



Aerial

13474 ATLANTIC BOULEVARD, JACKSONVILLE, FL 32224



Demographics	1 Mile	3 Mile	5 Mile
2020 Projection	10,948	76,526	173,868
2015 Estimate	10,386	72,691	164,796
2015 Est. Avg. HH Income	\$76,667	\$77,644	\$74,942

Source: Nielsen

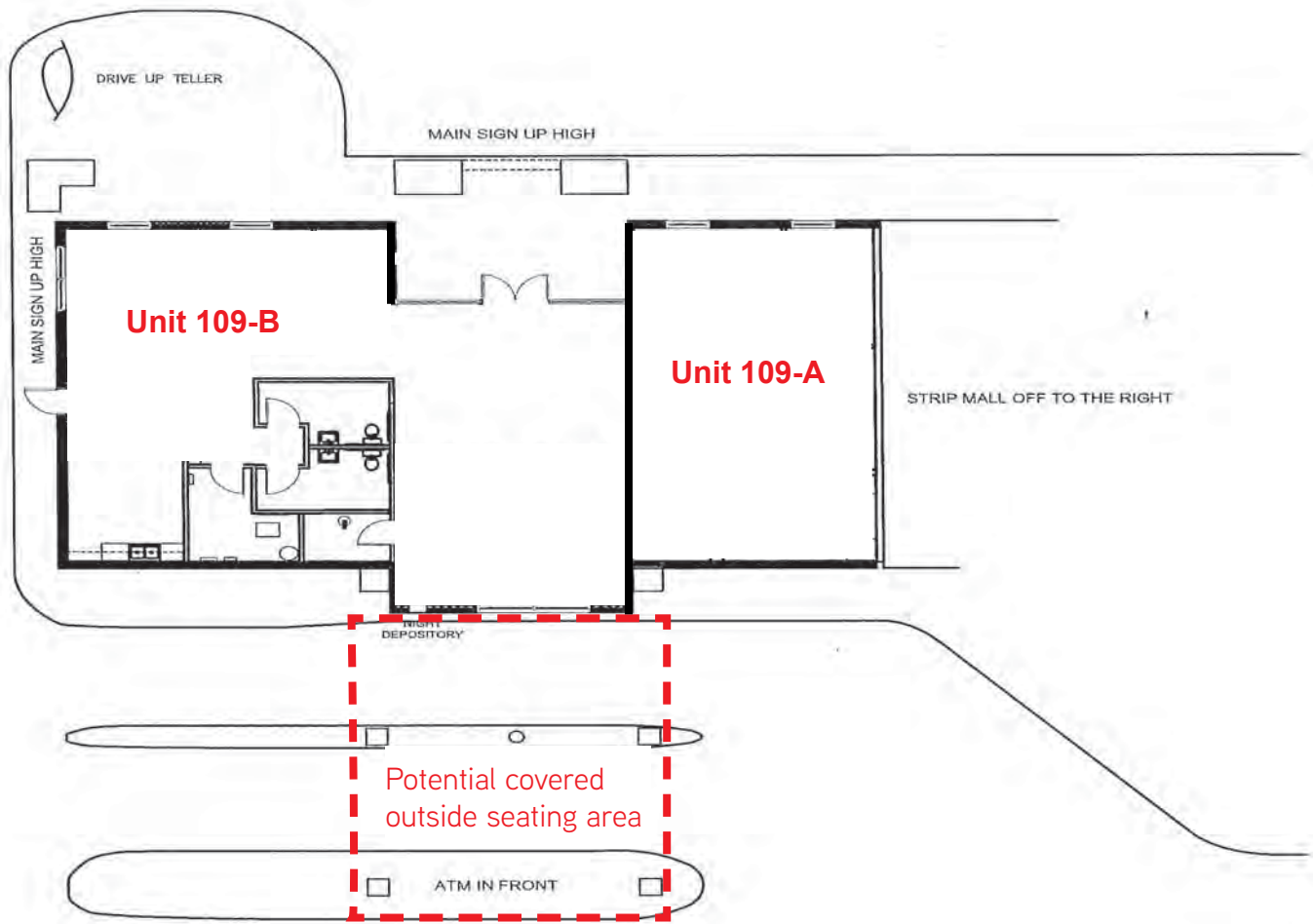
Traffic Count	Daily
Atlantic Boulevard	52,000±
San Pablo Road	18,500±

Source: Florida Department of Transportation (FDOT)



Unit #109: Endcap Floor Plan

13474 ATLANTIC BOULEVARD, JACKSONVILLE, FL 32224



1 JACKSONVILLE BRANCH
Scale: 1/8" = 1'-0"

Site Plan

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Property Photos

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Unit #102: View facing East (front of space)



Unit #102: View facing West (rear of space)

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Property Photos

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Photos of Unit # 109: 3,000± SF (Former Bank Branch)



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4,500± SF Available

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Please contact us to see this property

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Summary (5331)



Contact:

Jason Hinson or Ronald McVay 904 358 1206



Village Shoppes of San Pablo Walmart Grocery Ctr.

13474 Atlantic Blvd.
Jacksonville, FL 32225

County:	Duval
Market:	Jacksonville
Sub Market:	Southside
Available SF:	3,000 SF
Building SF:	14,386 SF
Retail SF:	3,000 SF

General Listing/Transaction Information¹

Asking Rate:	\$16.00 NNN
Min Avail SF:	880 SF
Max Contig SF:	3,000 SF
Transaction Type:	Lease

Parking

Site

Zoning:	PUD
Access:	From Atlantic Boulevard or San Pablo Road
Visibility:	Excellent
Frontage:	190' on Atlantic Boulevard
Frontage Traffic Count:	47,500± cars per day on Atlantic Boulevard

Contacts

Listing Broker(s)	Ronald A. McVay Colliers International Northeast Florida 904.861.1123 ronald.mcvay@colliers.com
	Jason K. Hinson Colliers International Northeast Florida 904.861.1106 jason.hinson@colliers.com

Building/Space

Construction Status:	Existing
Center Type:	Strip Center
Primary Use:	Retail
Secondary Use:	Office
Year Built:	2007
Multi-Tenant:	Multi-Tenant
Construction Type:	Stucco
Exterior Type:	Stucco/Metal
Roof Type:	Concrete/Tile
Heat:	Electric
AC:	Electric
Frontage (feet):	190' on Atlantic Boulevard
Floor Type:	Concrete/Tile

Utilities

Water:	City Water
Sewer:	City Sewer

Comments

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