

# **For Lease**

## **Prime Medical Office Location**

### **With Retail Mix**

**Town and Country Shopping Center**  
**753-1001 University Blvd. North**  
**Jacksonville, Florida 32211**

Great exposure with no other major medical facilities nearby. Located at the corner of Arlington Expressway and University Blvd. North, this shopping center is close to Jacksonville University, apartment and residential communities, as well as other established commercial development, including restaurants, banks, gas stations and auto repairs. No liquor establishments allowed.

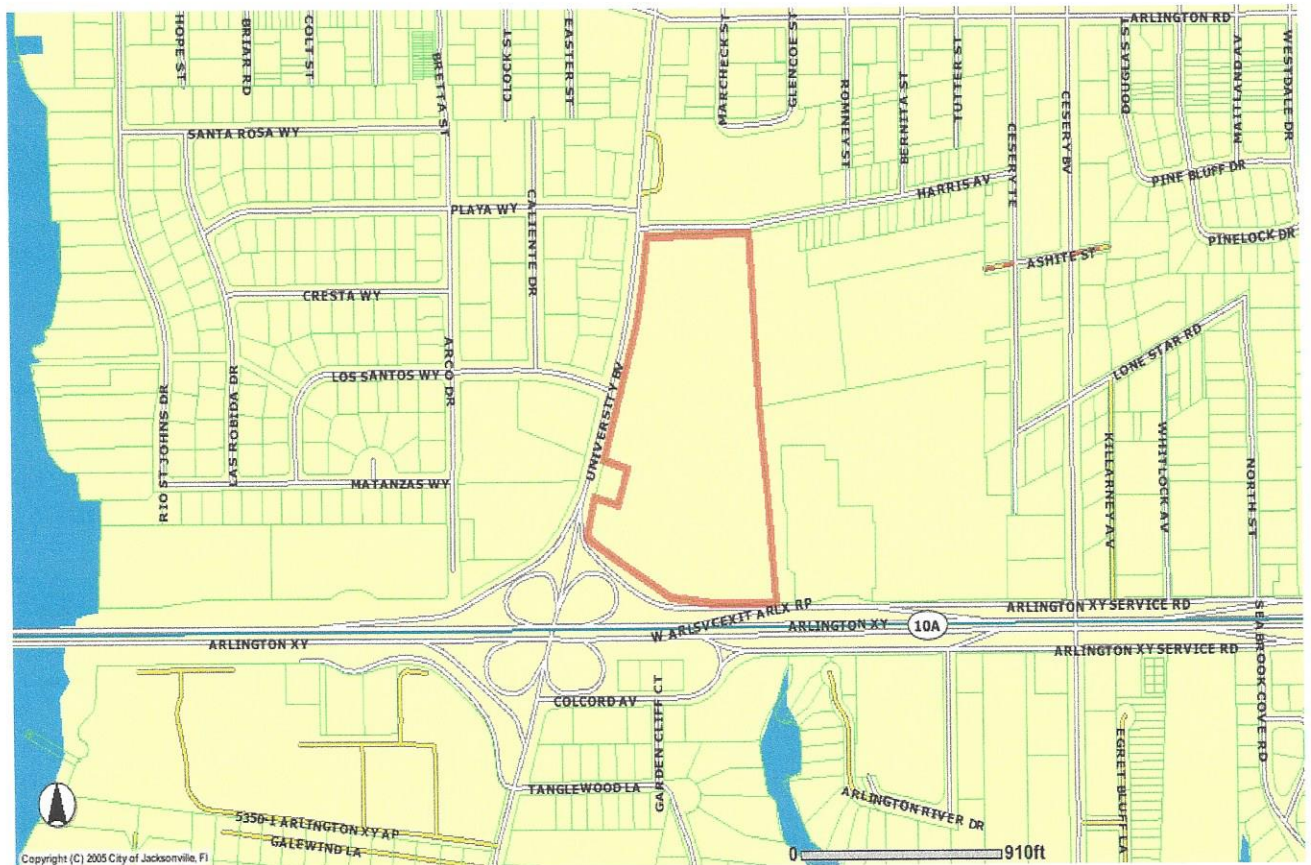
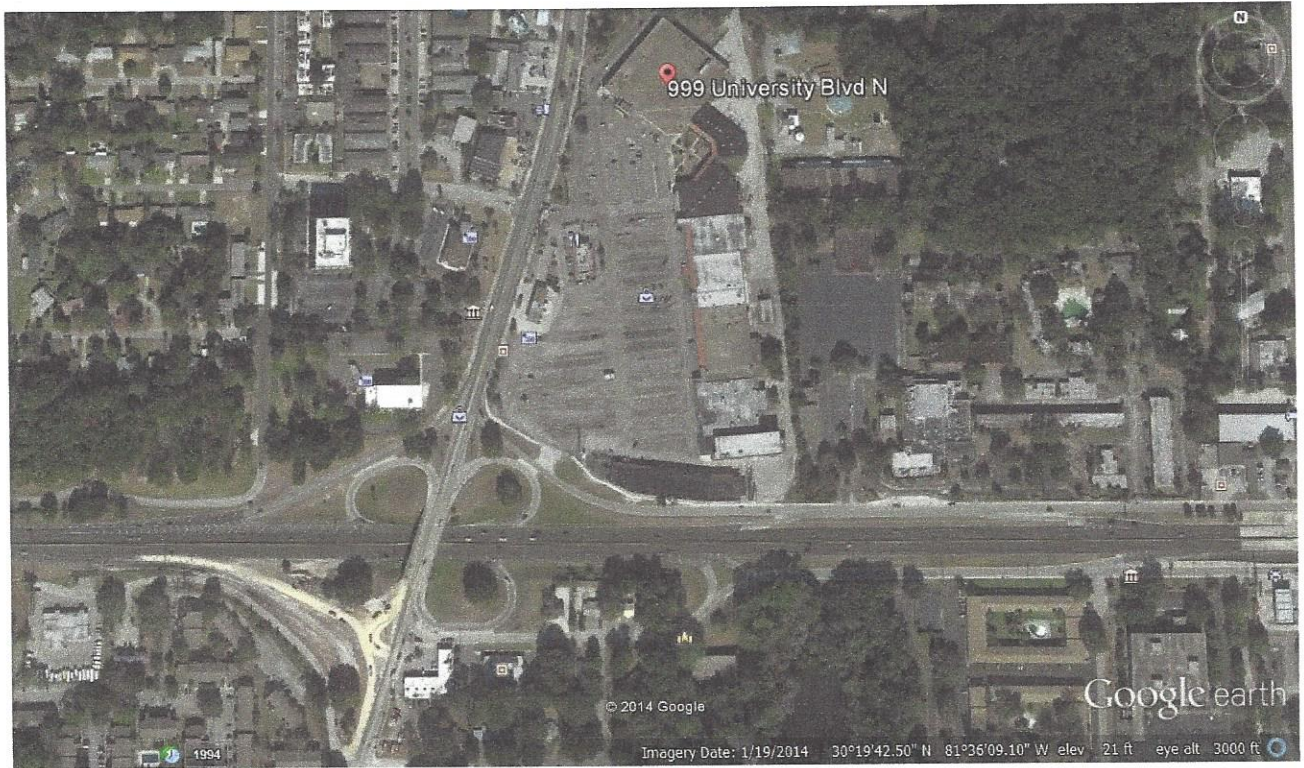
#### **Features:**

- Space available from 900 – 50,400 square feet.
- Large sf areas available: 1200, 2400, 4800, 7500, 8500, 9200, 14500, 23800, 35500 and 50400 square feet.
- Zoned CCG-1.
- Tremendous amount of parking with traffic light ingress and egress.
- Existing medical includes Davita Dialysis and Town and Country Pharmacy.
- High traffic counts, visibility and exposure just east of the Mathews Bridge.
- Local property ownership and management responsive to tenants needs.

#### **Price/Terms:**

- Lease rate of \$5.00 - \$8.00 per square foot plus CAM of \$1.03 per square foot plus sales tax, net of utilities.
- Three (3) year lease term minimum.

**Contact: Steve Peretzman/Broker**  
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# Town and Country Shopping Center

University Blvd N

Jer-Mel Studio 900 SF  
 Vacant 900 SF  
 Vacant 900 SF  
 Anne's Nails 900 SF

**DOLLAR GENERAL**  
 999-1  
 Vacant  
 50,060 SF  
 999 Dollar General 9,940 SF  
**FOR RENT**

1 2 3 4 5

Vacant-3056 SF  
 6 Arlington Bait -3957 SF  
 7 Vacant-1376 SF



9/10 8

8 Vacant-1475 SF  
 9/10 Vacant 7681 SF

**Advance Auto Parts**  
 11 12

11/12 Advance Auto Parts-7,200 SF

13

13 Vacant-8120 SF

**Amy's Beauty Supply**  
 14

A&D/Amys Beauty-7130 SF

15

T&C Pharmacy - 2500 SF

16

Vacant - 2500 SF

17

Vacant - 2500 SF

18

Vacant - 2500 SF

**Davita**  
 19

Davita - 7500 SF

**Soho Pizza**  
 20 21

Soho Pizza - 5000 SF  
 Soho Pizza - 2500 SF

22

Jerry's Bookstore - 4,700 SF

23

Vacant - 4620 SF

24

Storage LRS - 4441 SF

25

Storage LRS - 5871 SF

26

Vacant - 23802 SF

27

Vacant - 11650 SF

**McDonald's**  
 22,500 SF

**bp**  
 16,500 SF

**VyStar**  
 Credit Union  
 400 SF

**Citi Wide**  
 224 SF

ICE -East Coast Ice

39	38	37	36	35	34	33a	33	32	31	30	29	28
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Sign- Clear Channel

