



# Shoppes of Northshore

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## 363 Atlantic Blvd Atlantic Beach, FL 32233

- 1,000 SF up to 2,082 SF of inline retail space available with excellent visibility to A1A and Atlantic Blvd as well as other retail shops
- Strategically located at Beaches Town Center which is a pedestrian friendly destination that pulls from all over the Jacksonville MSA as well as the locals
- New facade, roof, and landscaping
- Ample parking that is monitored during business hours
- Signalized intersection with two rear access points
- Pylon signage available
- Fletcher Middle and High Schools (3,470 students) and Mayport Naval Air Station (25,000 civilian and military personnel) are in close proximity
- Average household incomes of \$127,618 within immediate one mile, \$107,096 within three mile radius

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# For Lease

## Site Plan

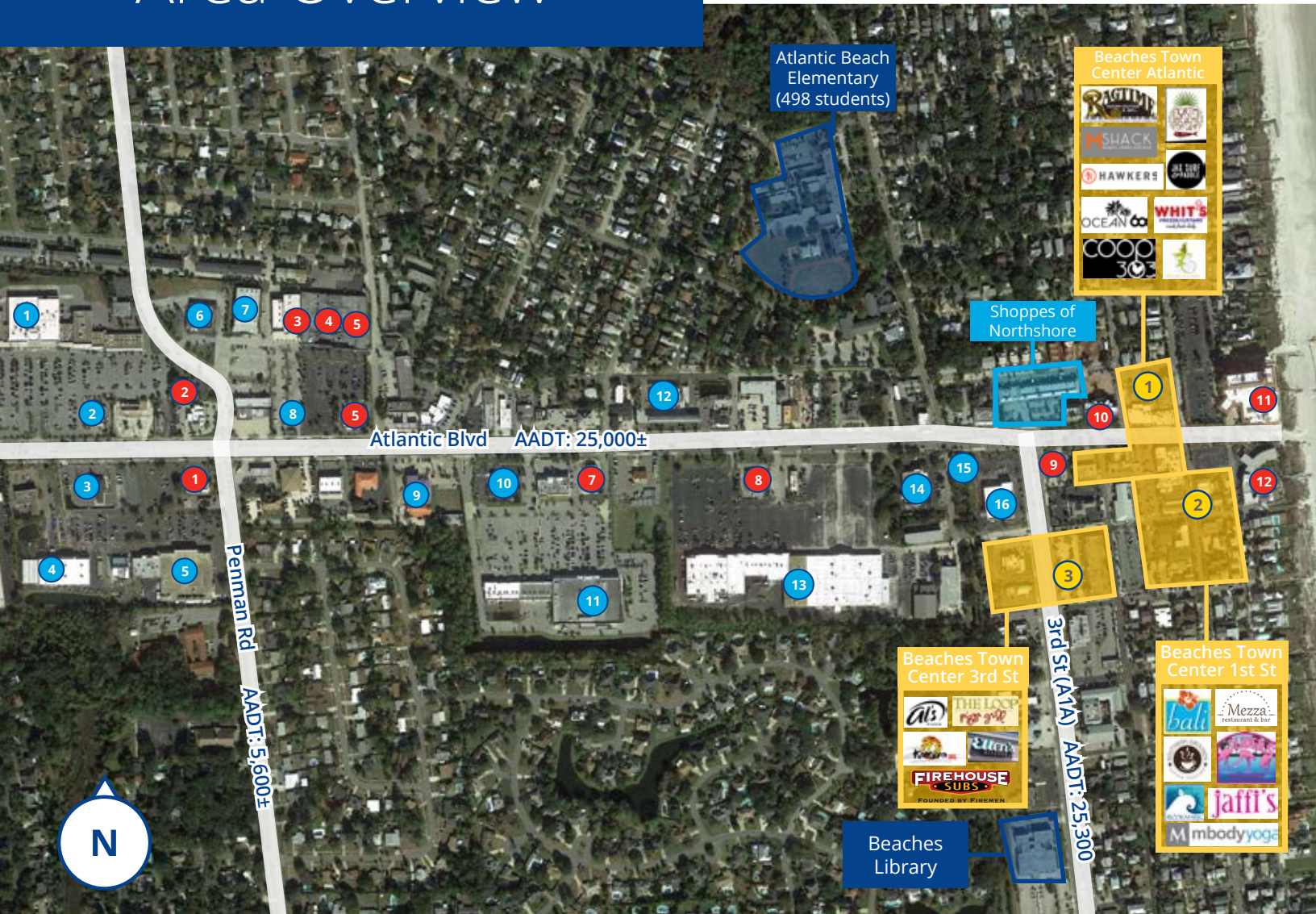


### Availability

Suite	Tenant	SF	Suite	Tenant	SF
2-3	Available	2,017	9	Ocean Massage	837
4	Hamilton & Co.	1,000	10	At Lease	1,413
5	Milo Fashion	1,000	11	Peterbrooke Chocolatier	750
6	Available	1,082	12	Negotiating LOI	1,017
7	Negotiating LOI	1,000	13-14	Le Petit Paris	2,274
8	Stubbees	808	15-18	BB&T	4,000



# Area Overview



## Legend and Amenities

### ● Retail/Gyms/Banks

- |                                 |                      |
|---------------------------------|----------------------|
| 1. LA Fitness                   | 11. Publix           |
| 2. Pandora Jewelry              | 12. Gate Gas Station |
| 3. VyStar Credit Union          | 13. Bealls Outlet    |
| 4. Ace Hardware                 | 14. CVS Pharmacy     |
| 5. Winn Dixie                   | 15. CareSpot         |
| 6. ABC Fine Wine                | 16. Walgreens        |
| 7. Planet Fitness               |                      |
| 8. Baptist Health (coming soon) |                      |
| 9. Aqua East                    |                      |
| 10. Chase Bank                  |                      |

### ● Dining

1. Whataburger
2. Royal Palm Village
3. The Fish Company
4. Firefly Bay (coming soon)
5. Cantina Louie
6. Dunkin Donuts
7. Hurricane Grill
8. Popeyes
9. Starbucks
10. Poe's
11. One Ocean (Azurea)
12. Sea Turtle Hotel (Lemon Bar)

### ● Retail Centers

1. Beaches Town Center Atlantic
2. Beaches Town Center 1st St
3. Beaches Town Center 3rd St



# Beaches Town Center



## Demographics

