

DuPont Station Shopping Center

CREC

19,982 - 30,000 SF Anchor Space Available!

6271 St. Augustine Road
Jacksonville, FL 32217

LOCATION

St. Augustine Rd. between University
Blvd. & San Jose Blvd.

TOTAL SQ. FT

88,926 SF

TRAFFIC COUNTS

+43,000 vpd at intersection of St.
Augustine Rd & University Blvd.



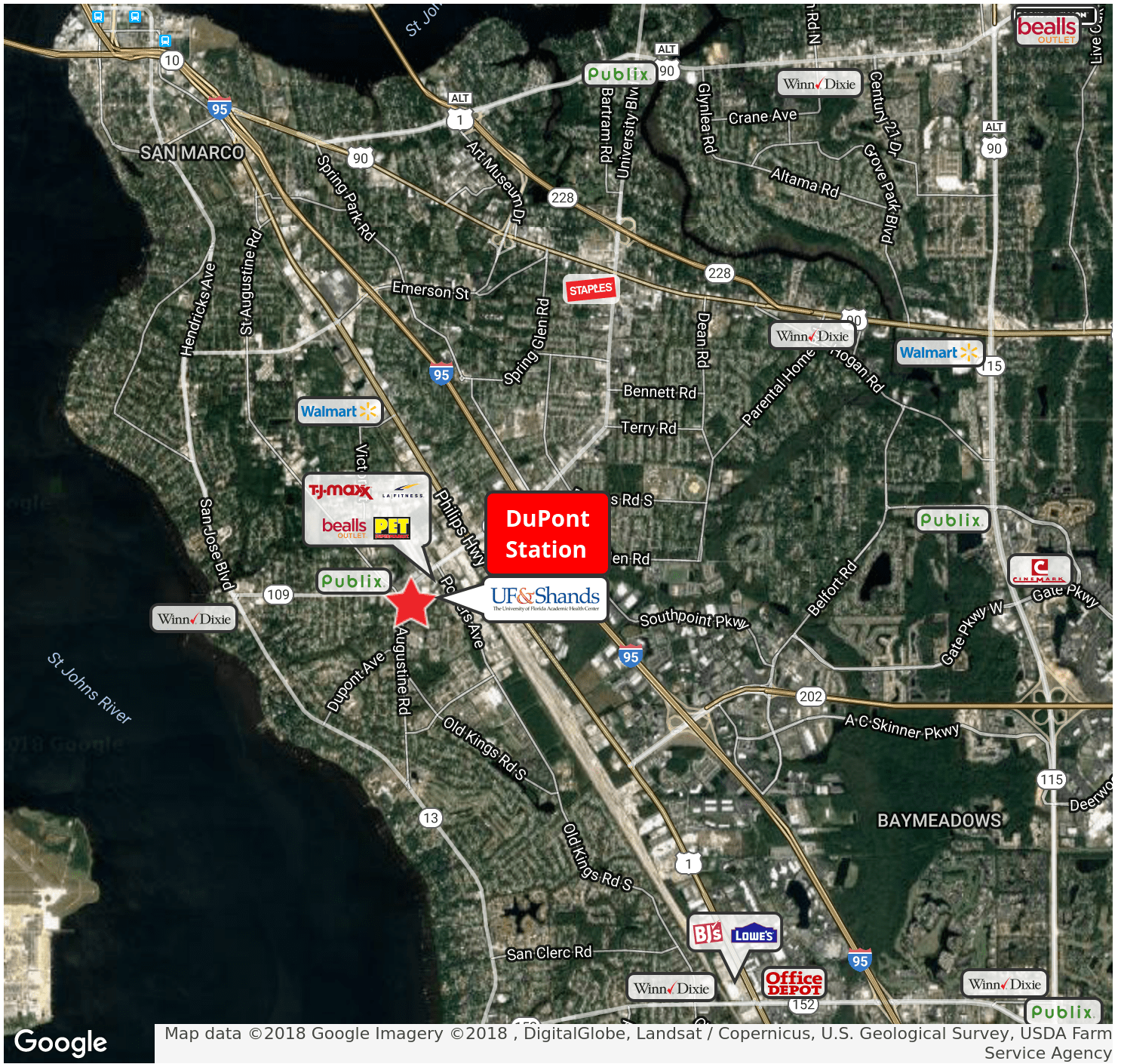
UF&Shands
The University of Florida Academic Health Center

FEATURES

- Fantastic opportunity in a desirable residential neighborhood
- Three (3) fully-built out restaurant spaces - move in ready
- Available pylon signage directly on St Augustine Road
- Only minutes from I-95
- Easy ingress / egress

Area Retailers

DuPont Station Shopping Center



Google

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Site Plan

DuPont Station Shopping Center



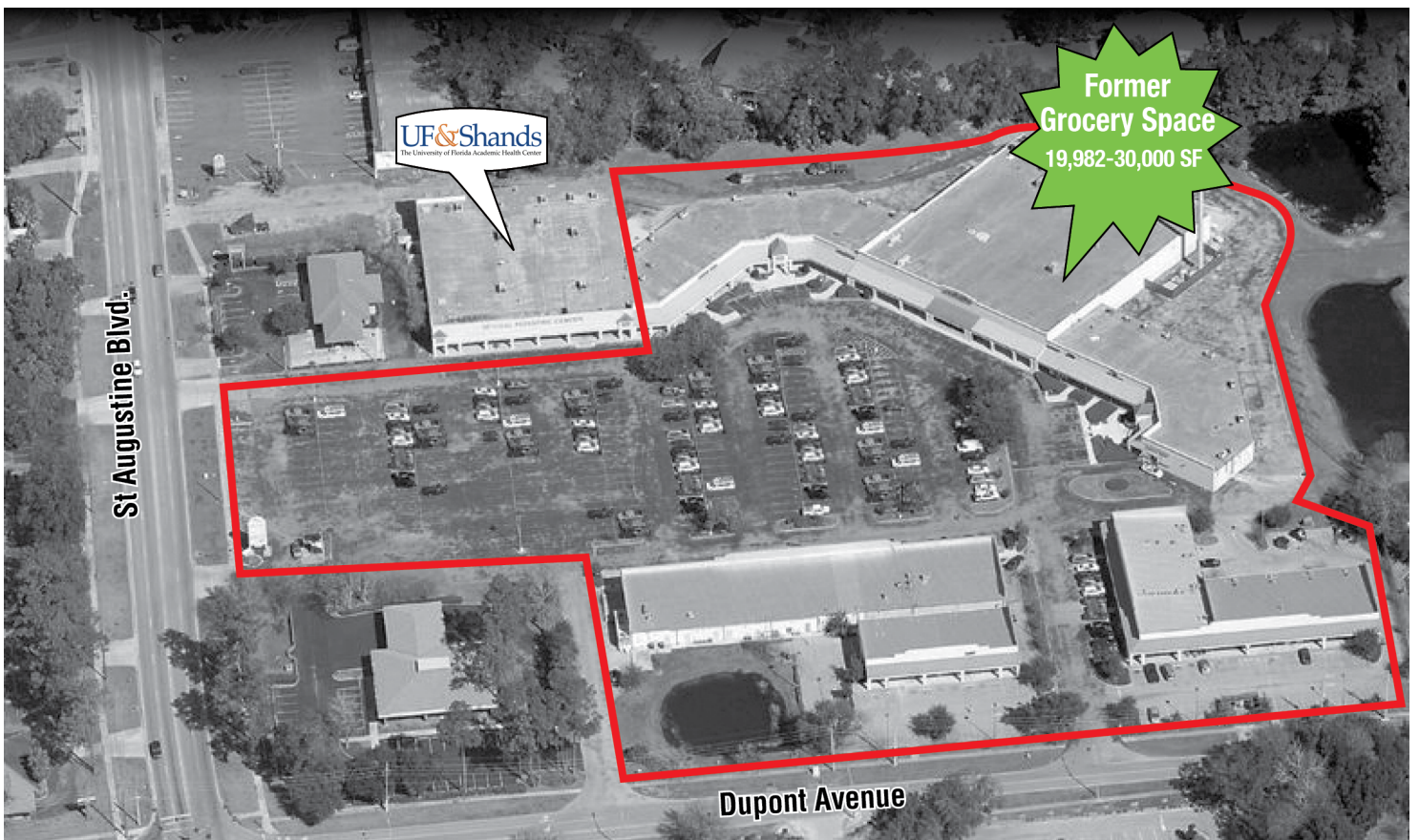
6	Gourmet House	1,265 SF	28	AVAILABLE	1,907 SF	41	Bunny's Beverages	1,250 SF
7	Athen's Cafe	4,455 SF	29	AVAILABLE	1,865 SF	42	GNV Legal Services	619 SF
10	AVAILABLE	4,349 SF	30	AVAILABLE	1,945 SF	43	Leonora's Alterations	619 SF
12	AVAILABLE	1,975 SF	31	AVAILABLE	3,000 SF	44	AVAILABLE	619 SF
13	AVAILABLE	1,200 SF	34	AVAILABLE	750 SF	45	DuPont Grooming	619 SF
17	AVAILABLE	10,602 SF	35	AVAILABLE	750 SF	46	AVAILABLE	1,250 SF
18	AVAILABLE	19,982 SF	36	Aikido Center	1,660 SF	47-49	Pepe's Hacienda	5,625 SF
23	AVAILABLE	883 SF	37	DuPont Coin Laundry	2,488 SF	50	Los Profesionales	860 SF
24	Goin Postal	915 SF	38	AVAILABLE	829 SF	51	Amparo's Salon	937 SF
25	AVAILABLE	2,400 SF	39/40	Wellness Center	1,658 SF	52-54	Economy Dentistry	4,687 SF
27	AVAILABLE	1,000 SF	40A	AVAILABLE	1,656 SF	55	DuPont Cafe	2,813 SF

Demographics

DuPont Station Shopping Center



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,281	55,050	139,947
Median age	35.8	38.2	37.0
Total households	2,147	22,224	59,543
Average HH income	\$58,941	\$65,981	\$68,439



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