



FOR LEASE

12675 BEACH BLVD. AT TAMAYA BLVD. | JACKSONVILLE, FL 32246

Tamaya Market

- Sprouts Farmers Market will anchor this center with 23,120 SF shop space available plus three outparcels for ground lease or build-to-suit, potential drive-thru opportunity in OP 1
- Located at the heavily traveled intersection of Beach Blvd. (50,000± AADT) and Kernan Blvd. (30,000± AADT)
- Lighted entrance to center on Beach Blvd. at Tamaya Blvd.
- Situated at the entrance to the 780-acre residential development of Tamaya
 - 500 homes sold, Phase III under construction and 2,400 planned
 - Prices range from low \$300K's to \$1M+ with average at \$500K±
 - 171-unit *Grand Living* retirement & assisted living opens Summer '19
- Close proximity to Florida State College Jacksonville, enrollment 6,676, and the University of North Florida with 16,000+ students
- Nearby Mayo Clinic, a 261-bed hospital and research center with 6,400+ employees, is adding a five-floor expansion as part of a \$500M investment
- Average household income within one mile is over \$106,000

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SITE PLAN



Suite	Tenant	SF / AC
200	Sprouts	30,239 SF
300-307	Retail Bldg. 1	11,200 SF
100-107	Retail Bldg. 2	11,920 SF
OP 1	Possible 7,000 SF with drive-thru	1.06 AC
OP 2	Possible 10,000 SF Bldg	1.56 AC
OP 3	Possible 5,000 SF Bldg	0.60 AC

DEMOGRAPHIC SUMMARY

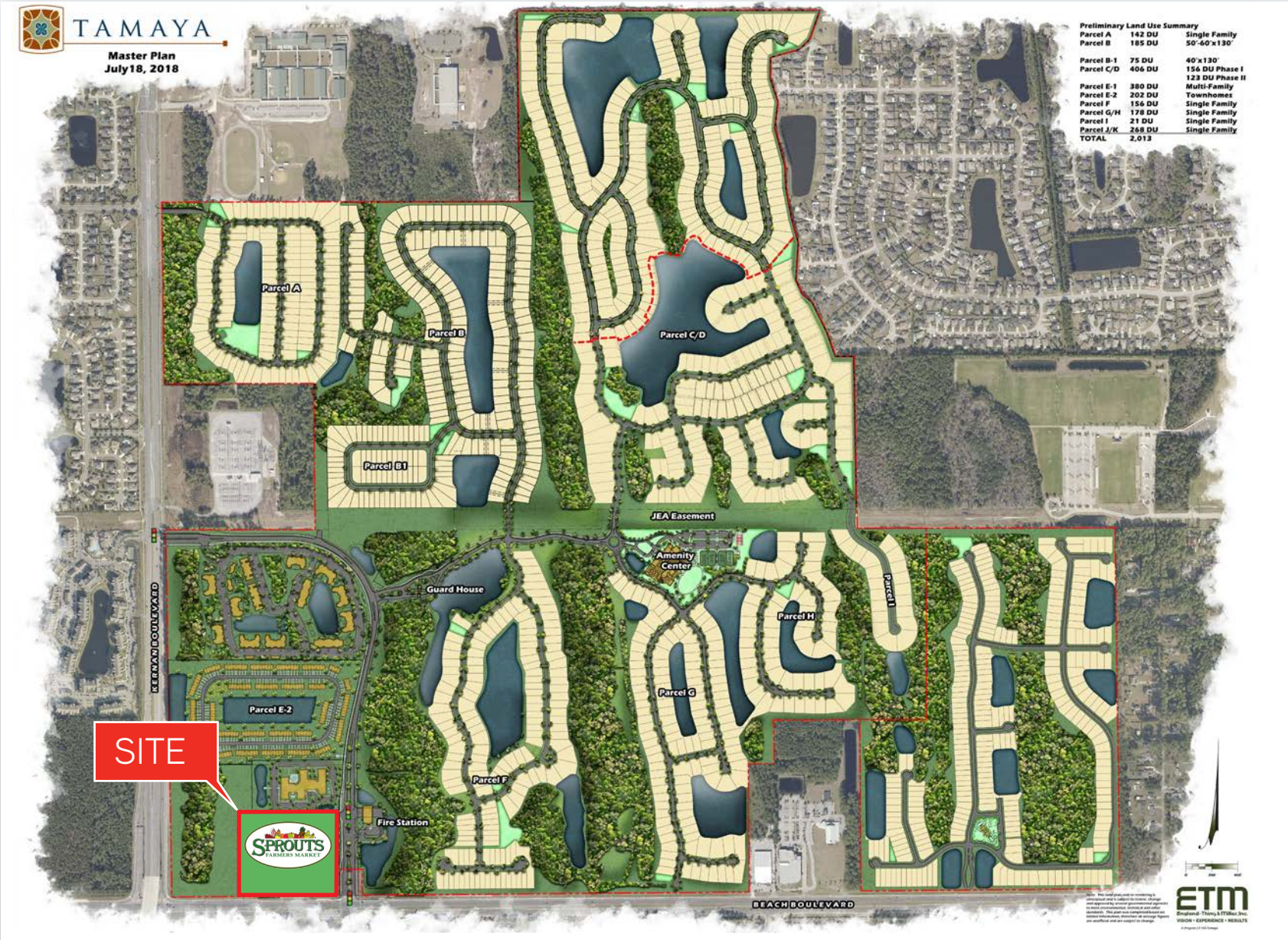
	Population	Daytime Population	Average Household Income	Median Household Income
1 Mile:	10,048	5,862	\$106,615	\$79,062
3 Mile:	83,774	80,815	\$87,157	\$64,074
5 Mile:	171,933	175,184	\$85,106	\$61,807

Source: Esri Business Analyst Online 2018

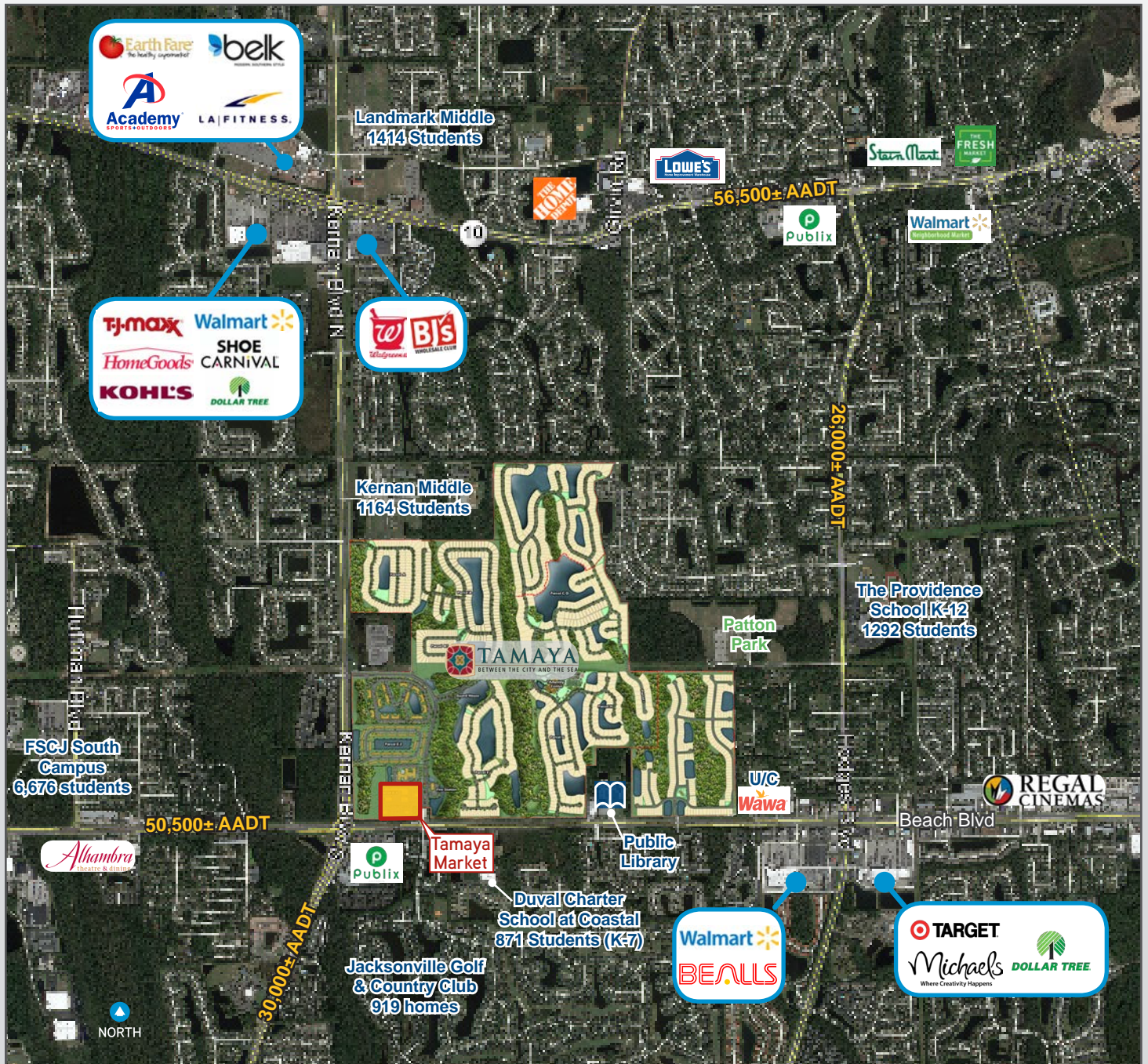
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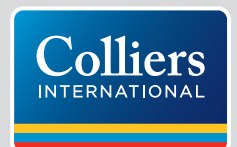
TAMAYA MASTER PLAN



AREA OVERVIEW



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