



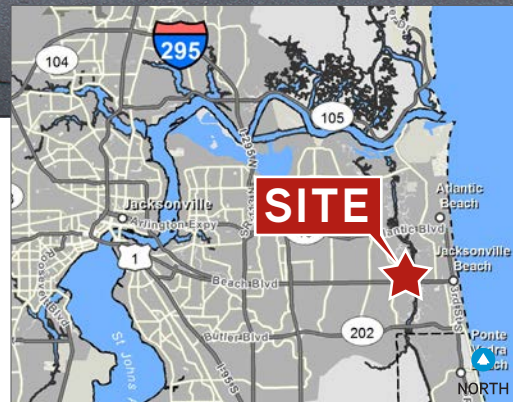
San Pablo Family Center For Lease

14286 Beach Blvd., Jacksonville, FL 32250

The Shopping Center is located on Beach Boulevard just west of the Intracoastal Waterway. The roof has accent lighting with recently upgraded covered walkway and outdoor lighting. Some of the anchors include Eleven 22 Church, Hope's Closet, Brooks Outpatient Rehabilitation Clinic and Title Boxing Club.

FEATURES

- 221,819± SF Shopping Center
- Available: Suite # 16 - 1,300± SF
- Located on Beach Blvd., a major traffic east-west artery
- 1± mile east of both Super Target and Wal-mart Supercenter
- 2± miles north of J. Turner Butler Blvd. and the Mayo Hospital/Clinic
- Lighted intersection of Beach Blvd. and San Pablo Rd. (SW quadrant)
- Quick and easy access to the Beaches, Southside and surrounding areas
- **Operating Expenses/NNN:** \$4.65/SF
- **Lease Rate:** \$16.00/SF NNN



Contact us:

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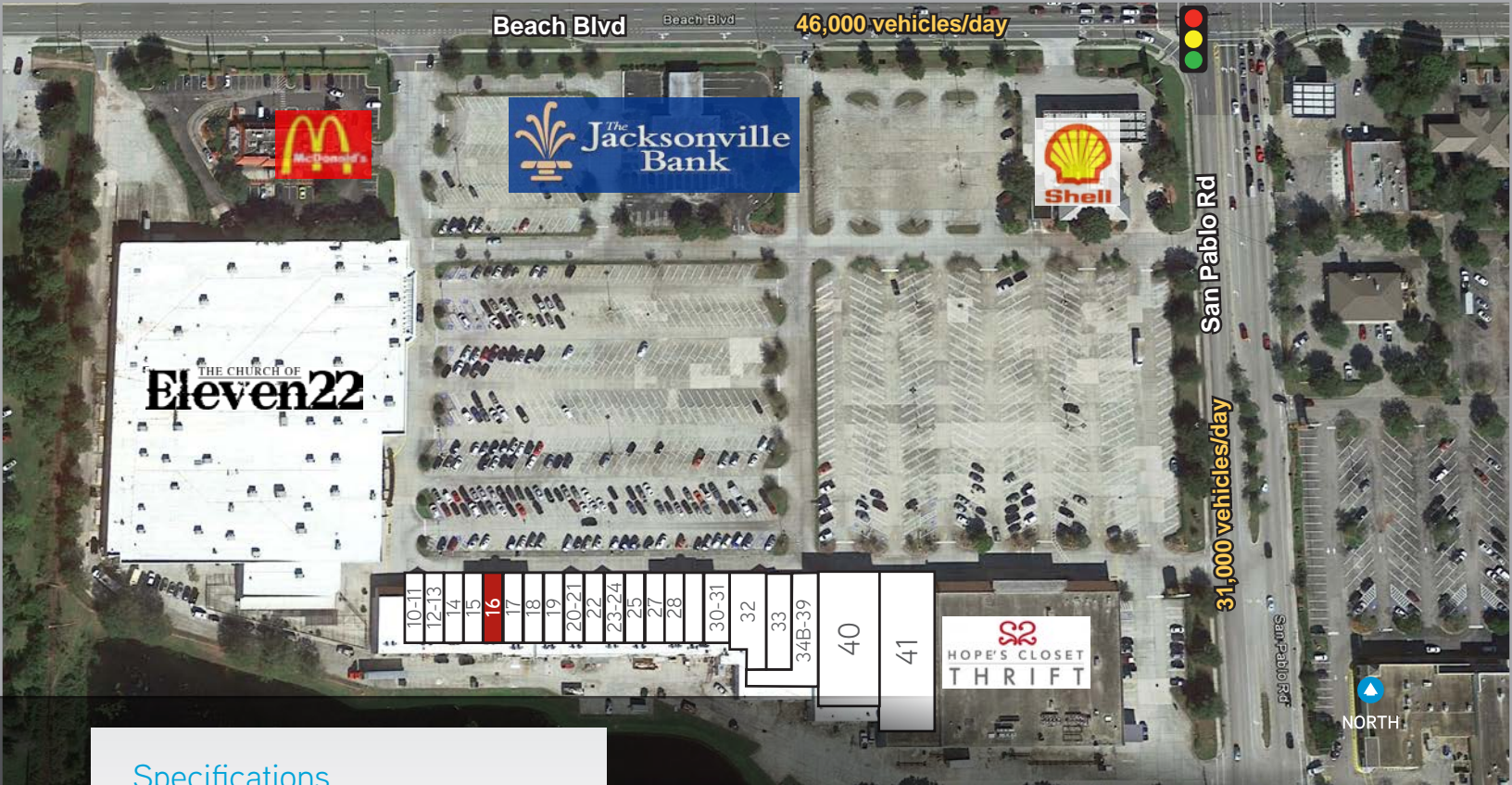
Northeast Florida

50 N. Laura Street, Suite 1725

Jacksonville, FL 32202

www.colliers.com/jacksonville





Specifications

Total SF	221,819± SF
Zoning	CCG-1
Access	Beach Blvd. and San Pablo Rd.
Pylon Sign	Yes
Signalized Intersection	Yes
Parking	4.00/1,000 SF
Corporate Neighbours	UPS Store, Dick's Wings, Al's Pizza, Brooks Rehabilitation
Frontage	906' on San Pablo

[VIEW ONLINE](#)



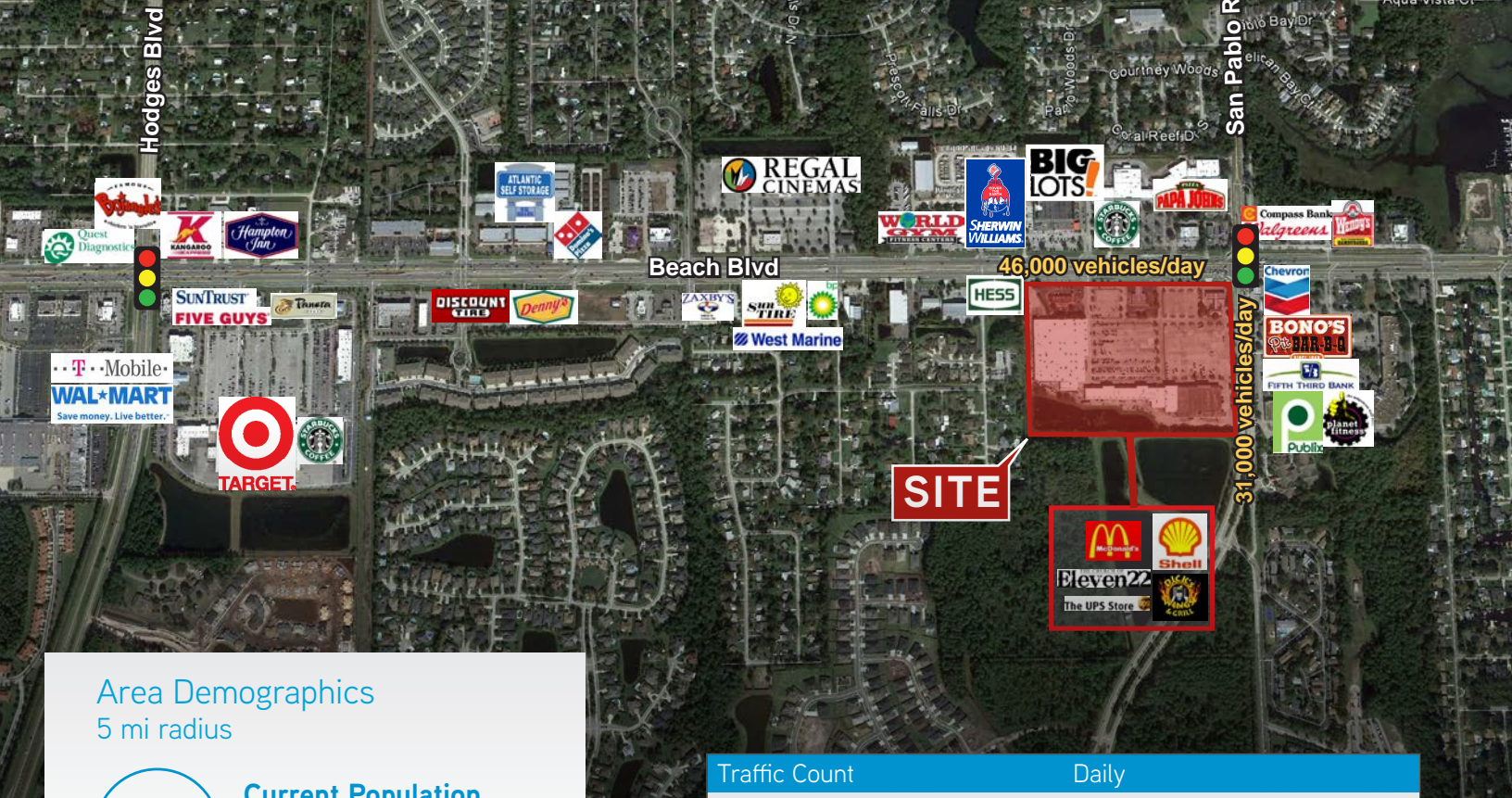
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Suite	SF	Tenant
10-11	2,275	Computer Company
12-13	2,275	Oates Energy
14	975	Watch Repair
15	1,300	Lee's Alterations
16	1,300	Available
17	975	Shoe Repair Shop
18	1,050	Hair Salon
19	1,400	UPS Store
20-21	2,100	Mexican Restaurant
22	1,050	Psychologist
23-24	2,800	Great Expressions Dental

Suite	SF	Tenant
25	1,050	Pura Bean Coffee
26	1,050	Academic Tutoring
27-28	2,800	Karate
29	1,050	Japanese Restaurant
30-31	2,450	Al's Pizza
32	3,100	Dick's Wings
33	1,540	Nail & Day Spa
34-39	6,500	Brooks Outpatient Rehab
40	6,027	Title Boxing
41	4,628	Event Banquet Hall



CLOCKWISE FROM TOP:
 Building Signage & Visibility | Aerial View | Building Signage | Outdoor Lighting
 | Rooftop Accent Lighting | Covered Walkway



Area Demographics

5 mi radius



Current Population

(2017)
152,632



Average Household

Income (2017)
\$91,360



Projected Population

(2022)
162,542



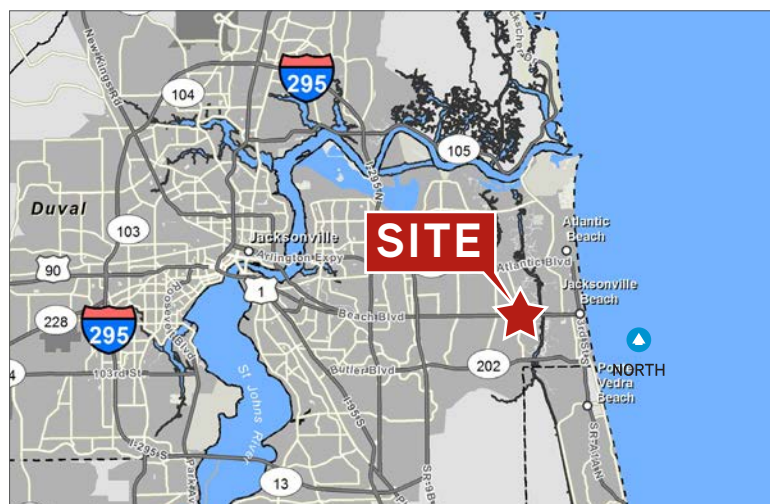
Projected Household

Average Income (2017)
152, 125

Source: ESRI Business Analyst

Traffic Count	Daily
Beach Blvd.	46,000
San Pablo Pkwy.	31,000

Source: Florida Department of Transportation (FDOT)



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