

FOR LEASE > RETAIL

# San Pablo Family Center

14286 BEACH BLVD., JACKSONVILLE, FL 32250

221,819± SF SHOPPING CENTER

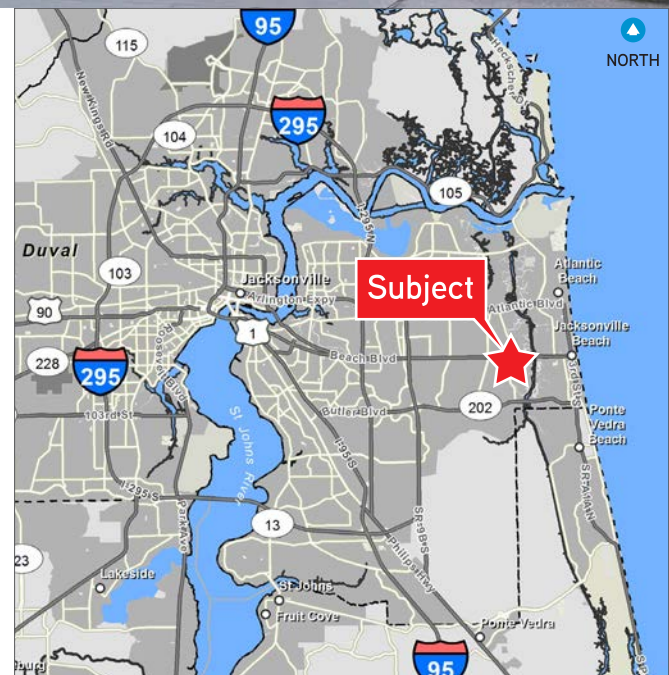


Northeast Florida



## Building Features

- > Currently two suites available:
  - Suite 16: 1,300± SF
  - Suite 27: 1,400± SF
- > Located on Beach Blvd., a major traffic east-west artery
- > Anchored by Eleven 22 Church, Hope's Closet and Title Boxing Club
- > 1± mile east of both Super Target and Walmart 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
- > Traffic Count (2017): 46,000± vehicles/day on Beach Blvd.;  
31,000± vehicles/day on San Pablo Rd.
- > **Lease Rate: \$16.00/SF NNN**
- > **Operating Expenses/CAM/NNN: \$4.17/SF**



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# Aerial

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Demographics	1 Mile	3 Mile	5 Mile
2017 Population Estimate	9,122	64,391	152,125
2017 Estimated Households	3,754	27,025	60,728
2017 Estimated Average HH Income	\$90,208	\$91,784	\$91,621

Source: CoStar

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

Source: Florida Department of Transportation (FDOT)

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# 221,819± SF Shopping Center

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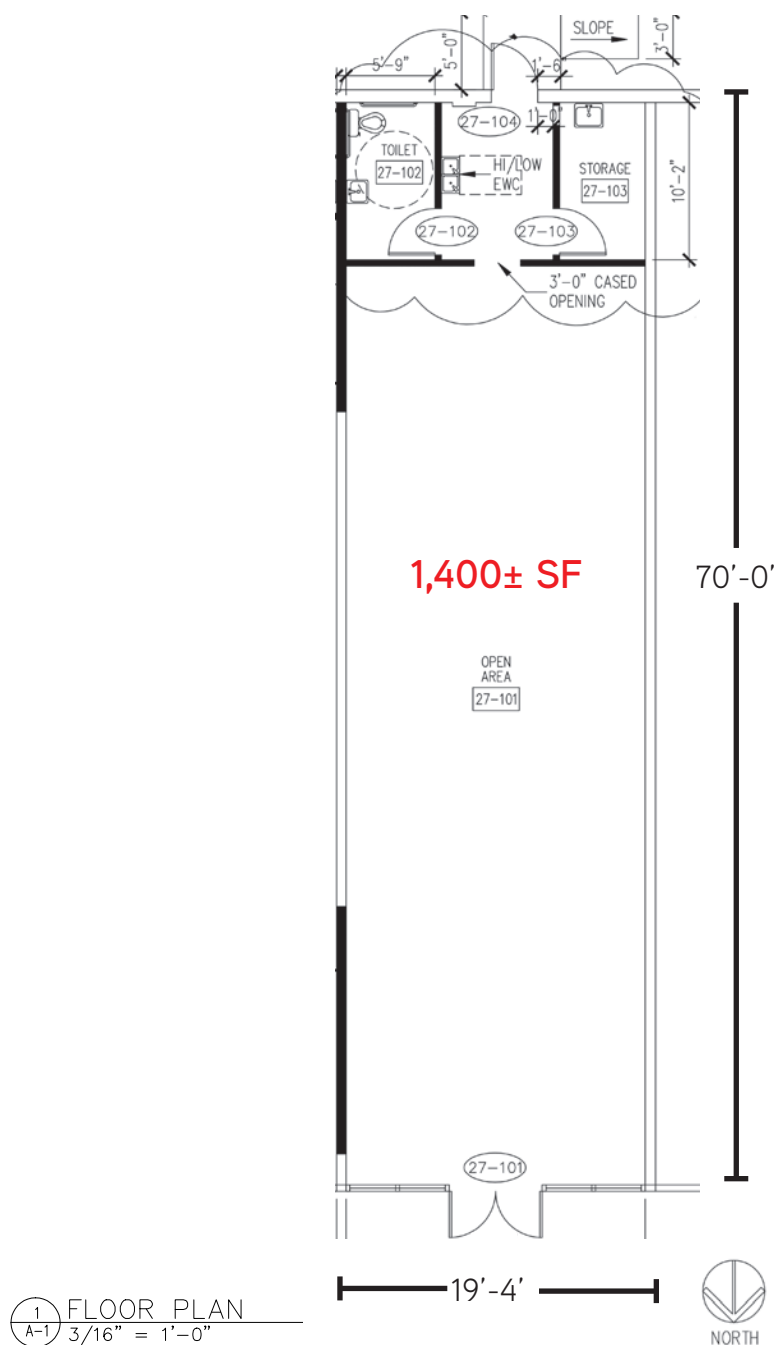


Suite	Square Feet	Tenant
10-11	2,275	Computer Company
12-13	2,275	Oates Energy
14	975	Watch Repair
15	1,300	Lee's Alterations
<b>16</b>	<b>1,300</b>	<b>Available</b>
17	975	Shoe Repair Shop
18	1,050	Hair Salon
19	1,400	UPS Store
20-21	2,100	Mexican Restaurant
22	1,050	Psychologist
23-24	2,800	Dental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

Suite	Square Feet	Tenant
25	1,050	Pura Bean Coffee
26	1,050	Academic Tutoring
<b>27</b>	<b>1,400</b>	<b>Available</b>
28	1,400	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 Rehab
40	6,027	Title Boxing
41	4,628	Event Services/ Banquet Hall

# Floor Plan - Suite 27

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# Property Photos

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Recently added roof accent lighting



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# Two Suites Available

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Recently upgraded covered walkway and outdoor lighting

## Contact Us

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Please contact us to see this property

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