



Conceptual Rendering

FOR LEASE

363 ATLANTIC BLVD. | ATLANTIC BEACH, FL 32233

Shoppes of Northshore

- Prime 2,274 end cap 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
- Facade, roof and landscape renovation underway with expected completion 4Q 2019
- Ample monitored parking available
- 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 \$106,878 within immediate one mile, \$93,659 within three mile radius



CONTACT US:

NANCY SUMNER

Director | Retail Services

+1 904 861 1134

nancy.sumner@colliers.com

KATY FIGG

Director | Retail Services

+1 904 861 1133

katy.figg@colliers.com

Colliers International
NORTHEAST FLORIDA
76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
www.colliers.com/jacksonville



Accelerating success.

SITE PLAN



TENANT LIST								
Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
2-3	AVAILABLE	2,017	8	Stubees	808	12	Jersey Mike's	1,017
4	Hamilton & Co.	1,000	9	Kitchen Envy	869	13	AVAILABLE	1,000
5	Milo Fashion	1,000	10	AVAILABLE	1,413	14	AVAILABLE	1,274
6-7	AVAILABLE	2,082	11	Peterbrooke Chocolatier	750	15-18	BB&T	4,000
TOTAL GLA								35,360

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.

AERIAL OVERVIEW



DEMOGRAPHIC SUMMARY



Population



Households



Average Household Income

	Population	Households	Average Household Income
1 Mile:	9,163	4,143	\$106,878
3 Mile:	44,208	19,236	\$93,659
5 Mile:	109,079	43,646	\$97,613
Trade Area:	254,621	101,930	\$96,657

Source: Esri Business Analyst Online 2019



Accelerating success.

7769

Colliers International
NORTHEAST FLORIDA
76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
www.colliers.com/jacksonville

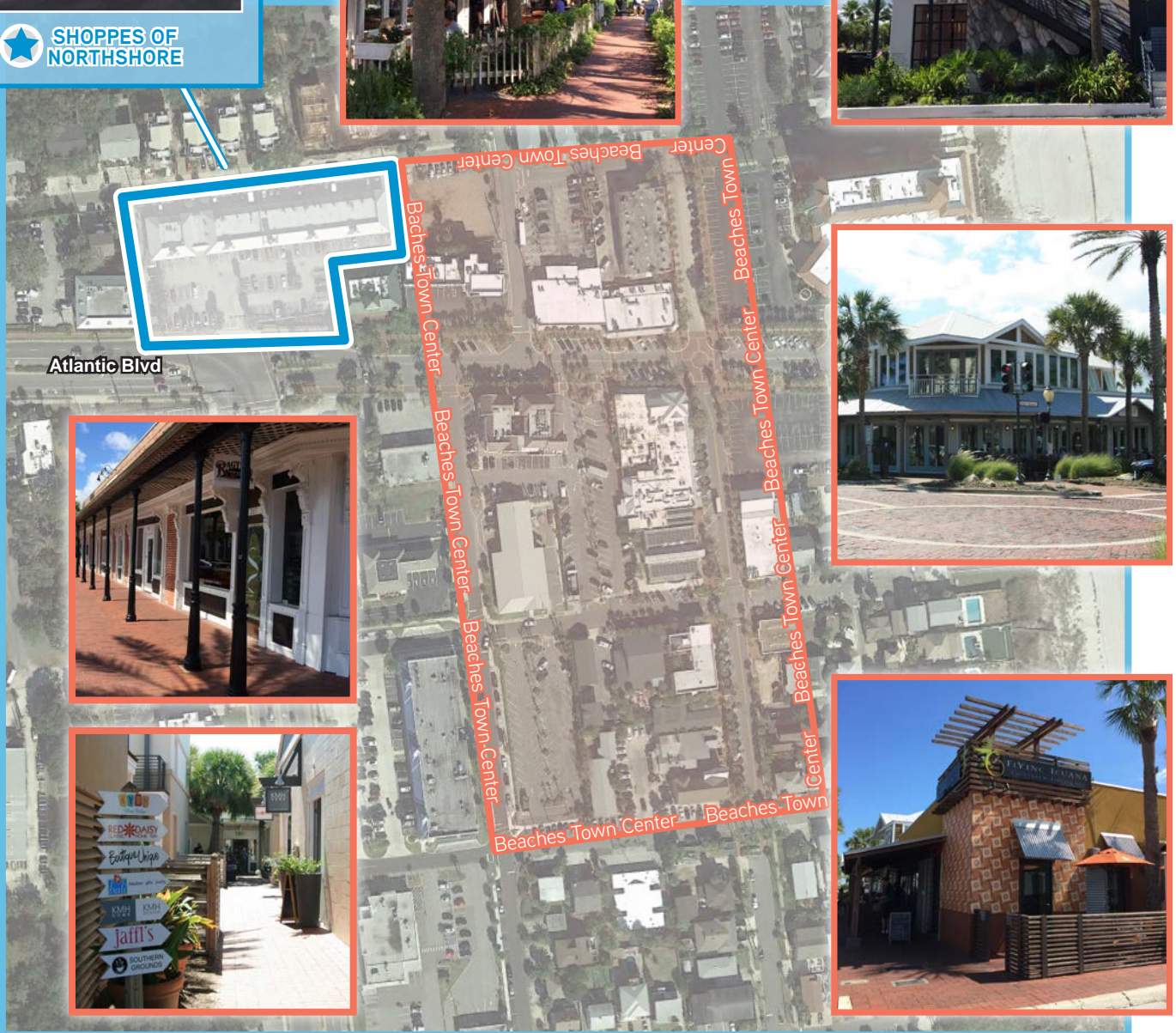
CONTACT US:

NANCY SUMNER
Director | Retail Services
+1 904 861 1134
nancy.sumner@colliers.com

KATY FIGG
Director | Retail Services
+1 904 861 1133
katy.figg@colliers.com

FOR LEASE
363 ATLANTIC BLVD. | ATLANTIC BEACH, FL 32233

Beaches Town Center



Accelerating success.

7769

Colliers International
NORTHEAST FLORIDA
76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
www.colliers.com/jacksonville

CONTACT US:

NANCY SUMNER
Director | Retail Services
+1 904 861 1134
nancy.sumner@colliers.com

KATY FIGG
Director | Retail Services
+1 904 861 1133
katy.figg@colliers.com