

FOR LEASE > RETAIL PROPERTY

## Historic San Marco Location

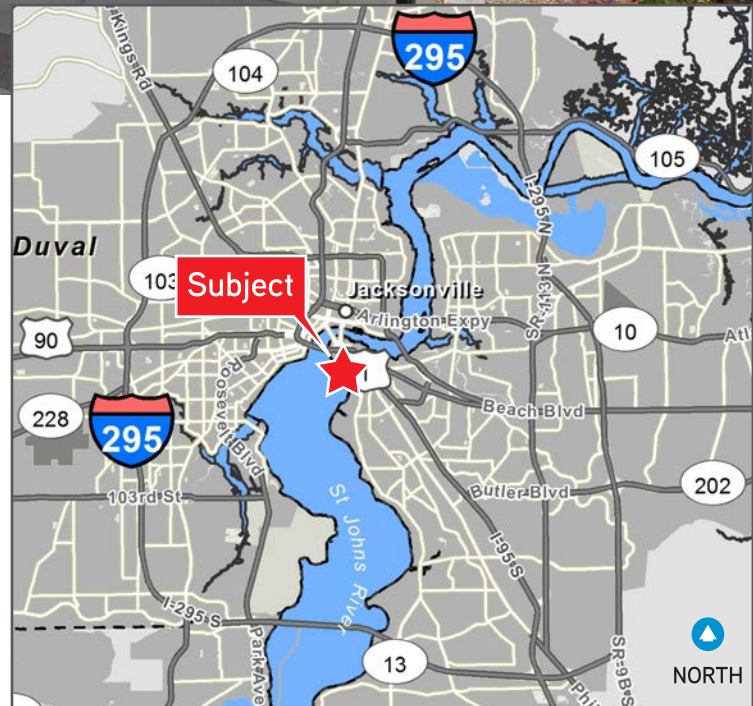


1620-1630 HENDRICKS AVE.  
JACKSONVILLE, FL 32207

AVAILABILITES COMING SOON

### Property Features

- > Retail/office space in the San Marco Historic District minutes away from Downtown
- > Frontage on Hendricks Ave.
- > Surrounding tenants include Bella Bridesmaid, The White Magnolia Bridal Boutique and popular restaurants such as La Napolera, Hurricane Grill, Jimmy Johns, Panera Bread, etc.
- > High pedestrian and automobile traffic
- > Space available:  
**Suite 1622: 1,167± SF - turnkey salon**  
**Suite 1620: 2,036± SF**
- > Customer parking in the rear of building, with an overflow parking lot behind Regions Bank
- > **Operating Expenses: \$5.19/ SF**
- > **Lease Rate: \$ 18.00/ SF (NNN)**



### CONTACT US

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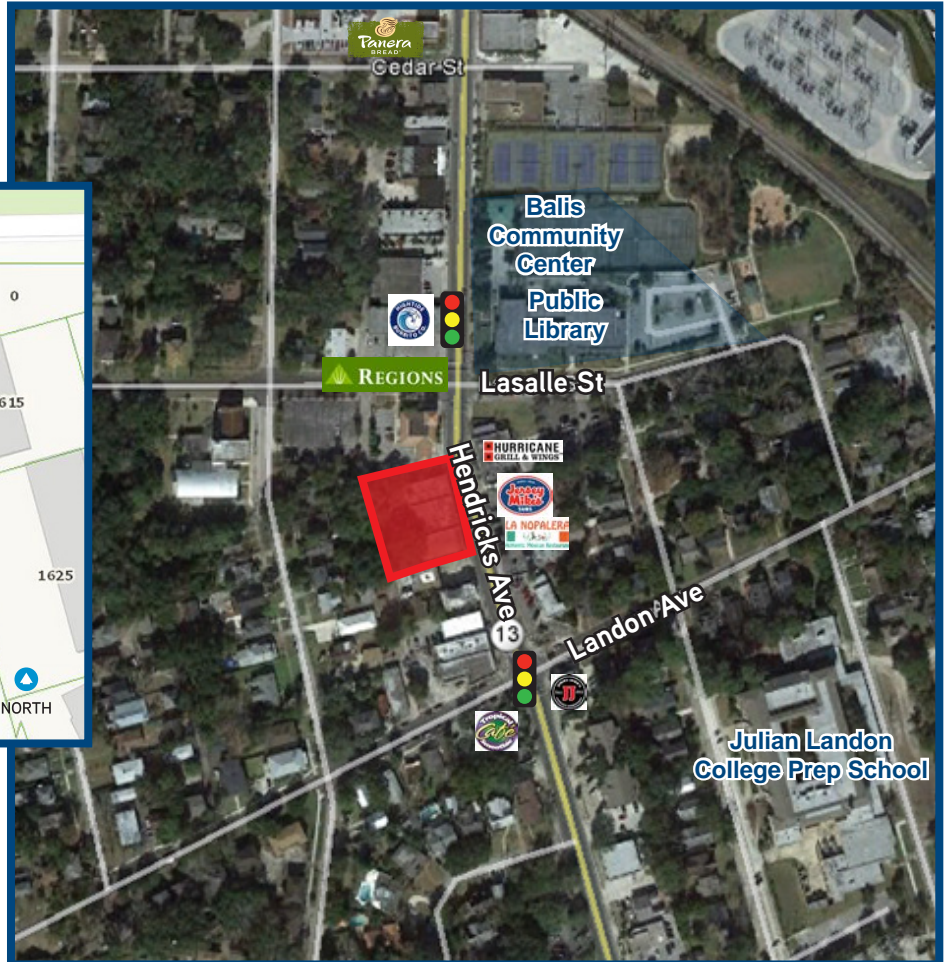


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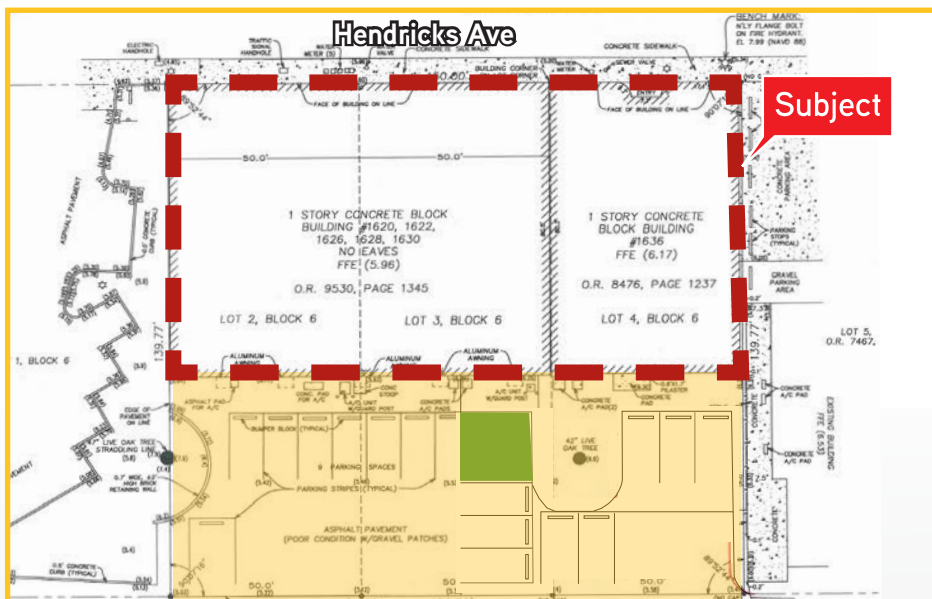
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### AREA OVERVIEW

### PLAT MAP



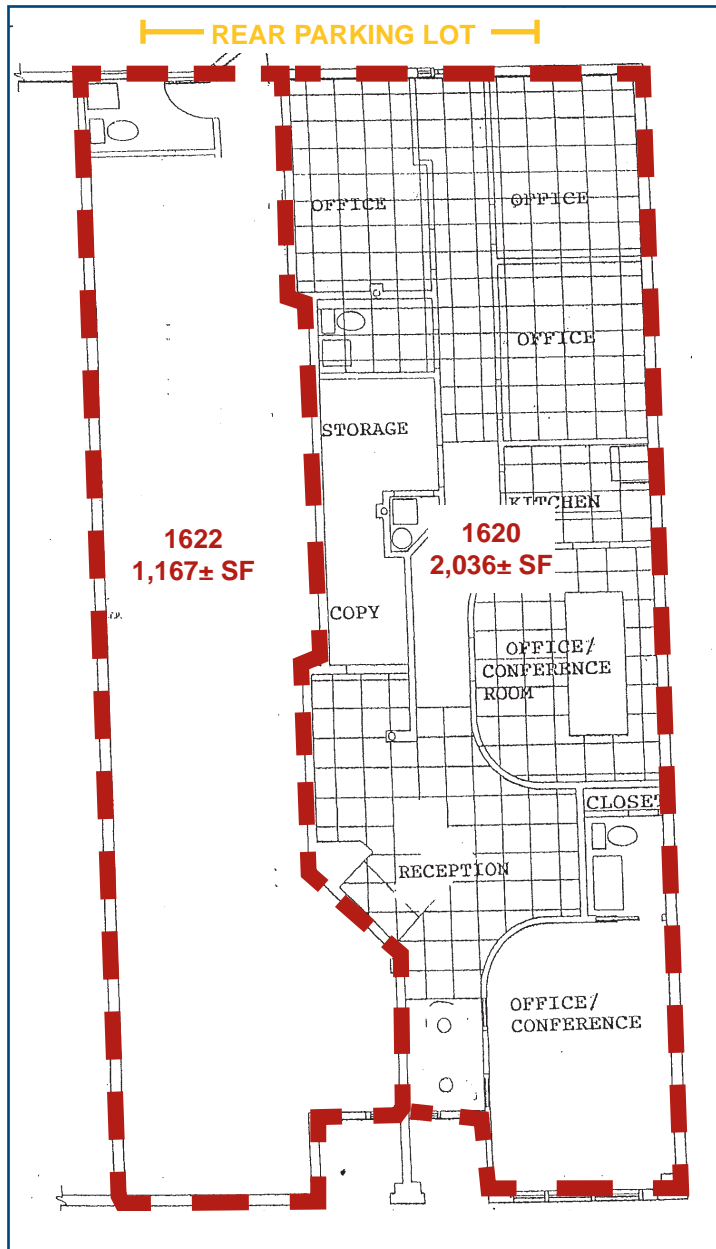
### REAR PARKING LOT



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AVAILABILITIES COMING SOON

SUITE 1620: 2,036± SF

SUITE 1622: 1,167± SF

SUITE 1620: 2,036± SF



SUITE 1622: 1,167± SF

Demographics	1 Mile	3 Mile	5 Mile
2017 Estimated Population	5,379	61,981	200,870
2022 Projected Population	5,639	64,802	210,870
2017 Estimated Average HH Income	\$94,836	\$59,836	\$54,871

Source: Costar

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