

# Village Shoppes of San Pablo

13474 ATLANTIC BLVD, JACKSONVILLE, FL 32224



Anchored By:



## Property Features

- > Established 84,000± SF shopping center located at the SW quadrant of Atlantic Blvd and San Pablo Rd intersection accessible from both roads
- > Minutes from Queens Harbor, Jacksonville Beach, Mayo Clinic Hospital, Mayport Naval Station, Regency Square Mall, etc.
- > Located across from Fresh Market/Stein Mart Shopping Center
- > Excellent site on the going-home side of Atlantic Blvd in the West Beaches/Intracoastal area of town
- > Operating Expenses/NNN: \$6.87/SF
- > Lease Rates: \$20.00/SF NNN

## Available Units

- > Unit # 102: 1,518± SF
- > Unit # 108: 800± SF

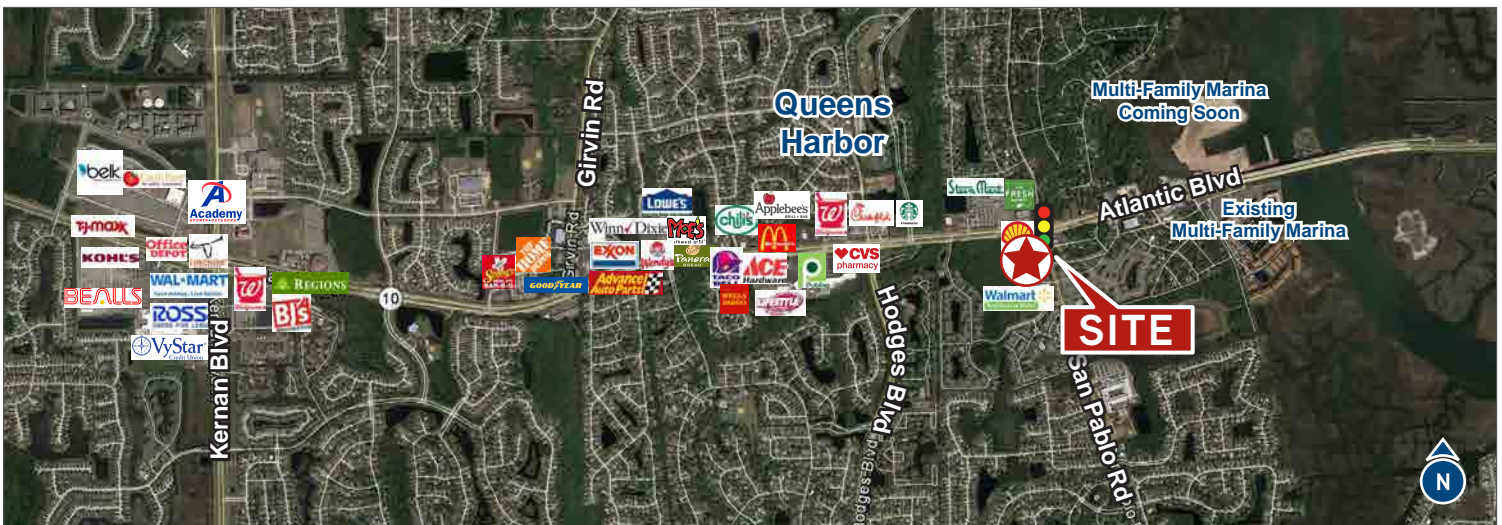
JASON K. HINSON  
Senior Associate  
+1 904 861 1106  
jason.hinson@colliers.com

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



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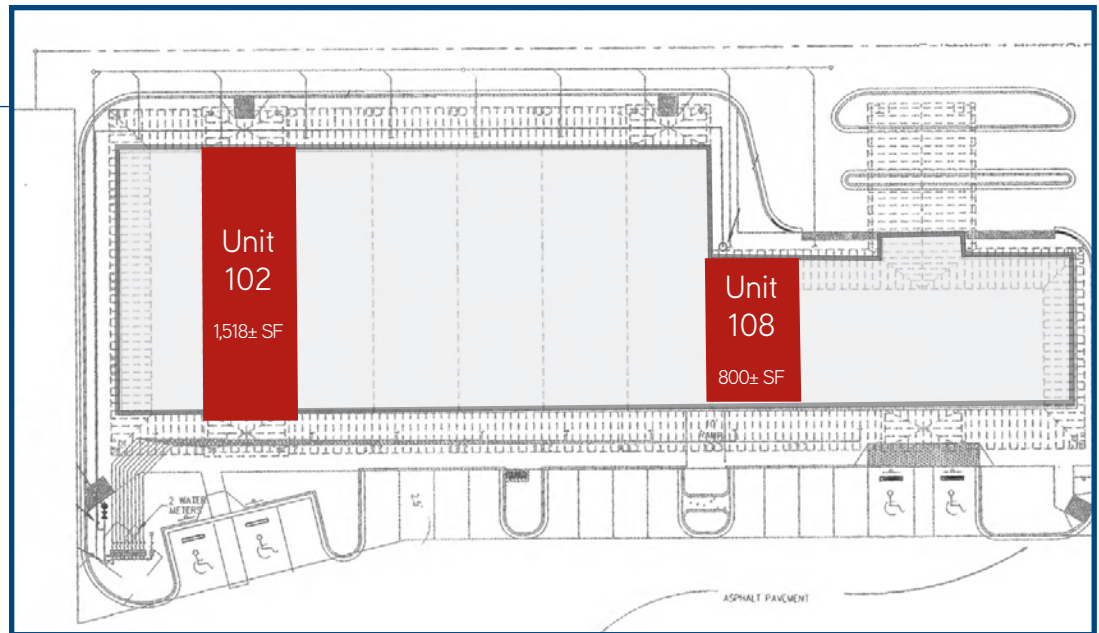


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## Demographics

	1 Mile	3 Mile	5 Mile
 Population Estimate (2018)	11,819	66,535	98,567
 Population Estimate (2023)	12,828	71,275	104,398
 Estimated Household Income (2018)	\$92,131	\$92,399	\$88,004
 Estimated Household Income (2023)	\$105,933	\$107,526	\$103,335

Source: Esri Business Analyst Online



**Please contact us to see this property**

JASON K. HINSON  
+1 904 861 1106  
JACKSONVILLE, FL  
[jason.hinson@colliers.com](mailto:jason.hinson@colliers.com)

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