

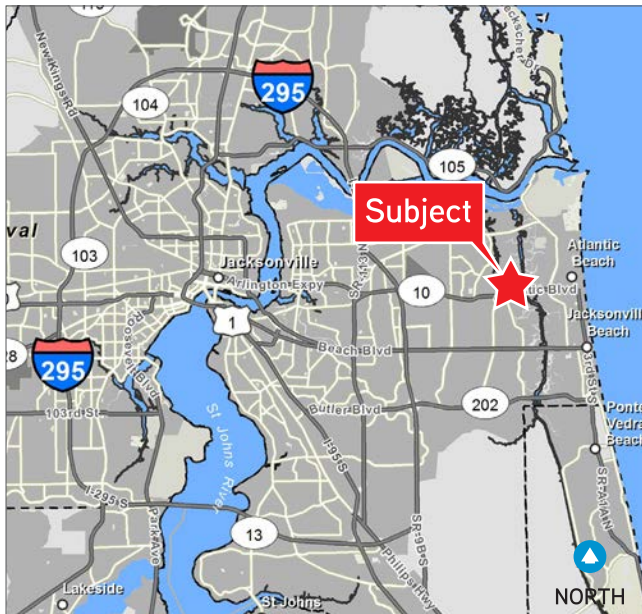
Village Shoppes of San Pablo

13474 ATLANTIC BLVD, JACKSONVILLE, FL 32224

84,000± SF SHOPPING CENTER



Anchored By:



Property Features

- > Available Unit: #102: 1,518± SF
- > Established 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, Mayport Naval Station, Regency Square Mall, Mayo Clinic Hospital, 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

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Aerial

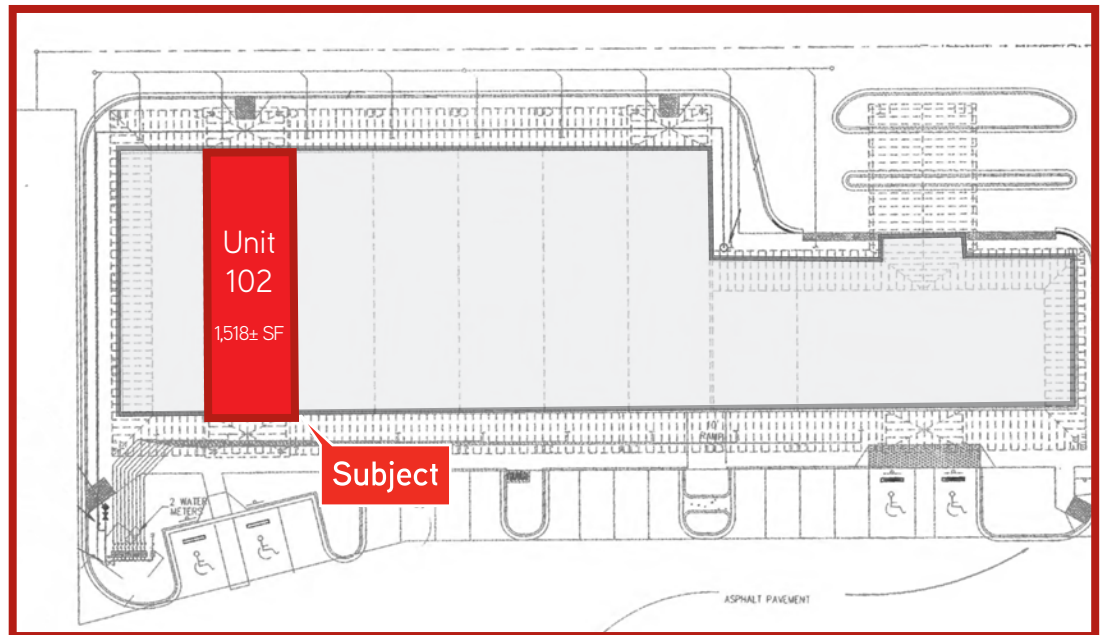
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FOR LEASE > RETAIL

UNIT 102: 1,518± SF AVAILABLE

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FOR LEASE > RETAIL

1,518± SF Available

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Northeast Florida



Please contact us to see this property

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Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2018	11,819	66,535	98,567
Pop. Est. 2023	12,828	71,275	104,398
2018 Est. Avg. HH Income	\$92,131	\$92,399	\$88,004
2023 Est. Avg. HH Income	\$105,933	\$107,526	\$103,335

Source: Esri Business Analyst Online

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