

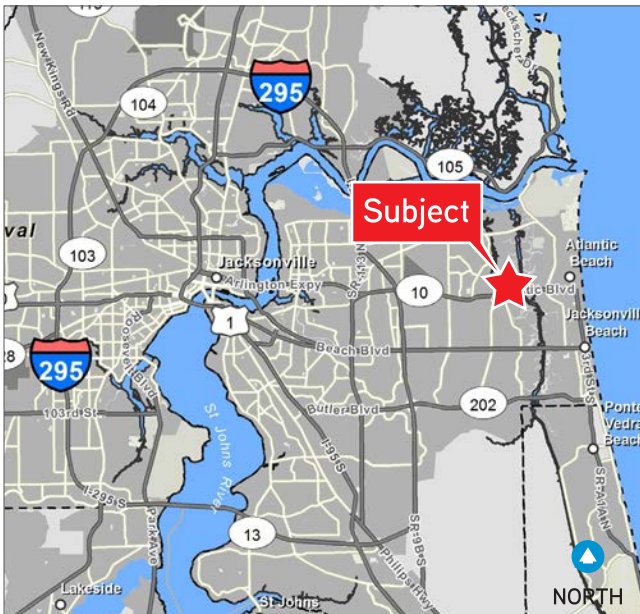
# Village Shoppes of San Pablo

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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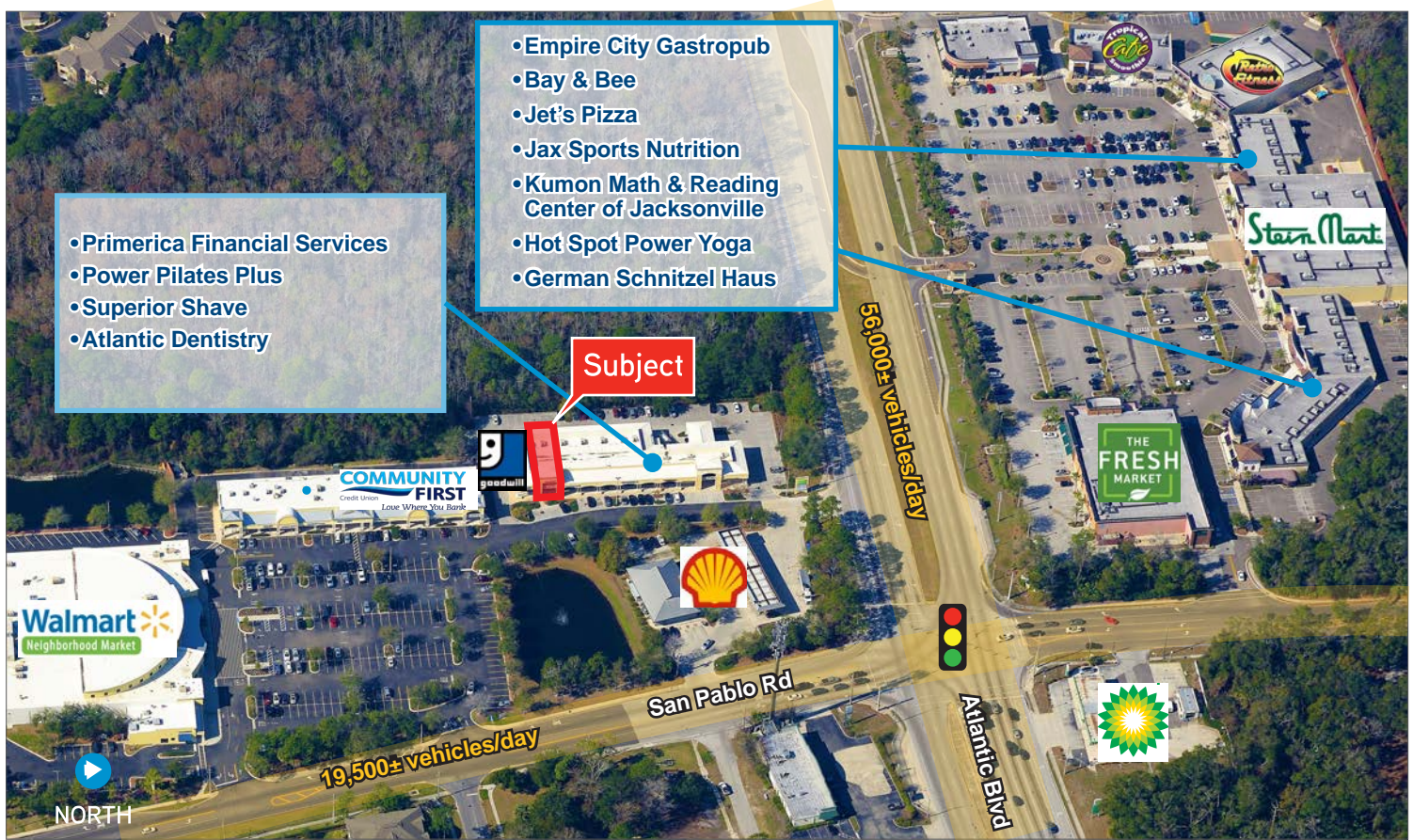
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# Aerial

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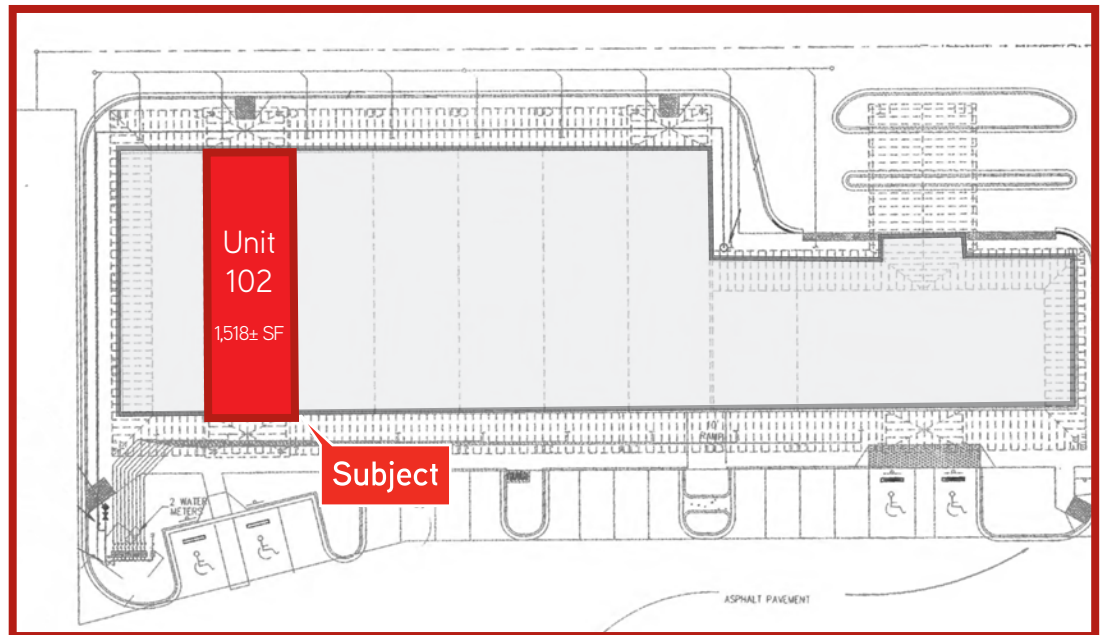




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# UNIT 102: 1,518± SF AVAILABLE

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# 1,518± SF Available

13474 ATLANTIC BLVD, JACKSONVILLE, FL 32224



Northeast Florida



Please contact us to see this property

## Contact Us

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Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2017	11,116	75,586	172,082
Pop. Est. 2022	11,849	80,212	181,958
2017 Est. Avg. HH Income	\$89,811	\$88,513	\$86,413

Source: Esri Business Analyst Online

Traffic Count	Daily	Trucks
Atlantic Blvd	56,500	1,187
San Pablo Rd	19,500	254

Source: Florida Department of Transportation (FDOT)

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