

FOR LEASE > RETAIL



Northeast Florida

Village Shoppes of San Pablo

13474 ATLANTIC BLVD, JACKSONVILLE, FL 32224

84,000± SF SHOPPING CENTER

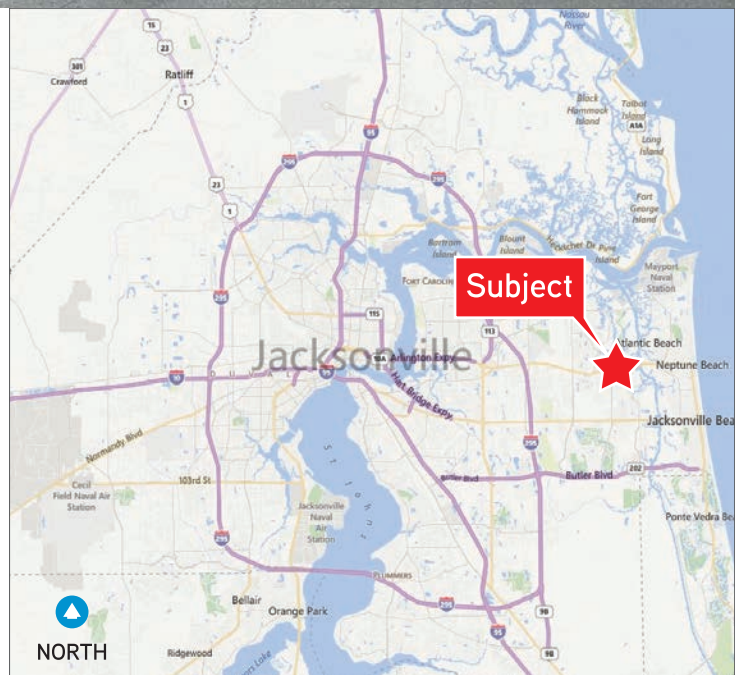


Anchored By:



Property Features

- > Available Unit: #104: 1,518± SF
- > Access from both Atlantic Blvd and San Pablo Rd
- > Established shopping center located at the SW quadrant of Atlantic Blvd and San Pablo Rd
- > Traffic Count: 56,500± vehicles/day on Atlantic Blvd
- > Minutes from Queens Harbor, Jacksonville Bch, Mayport Naval Station, Regency, 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: \$5.11/SF
- > Lease Rates: \$20.00/SF NNN



JASON K. HINSON
+1 904 358 1206 | EXT 1106
JACKSONVILLE, FL
jason.hinson@colliers.com

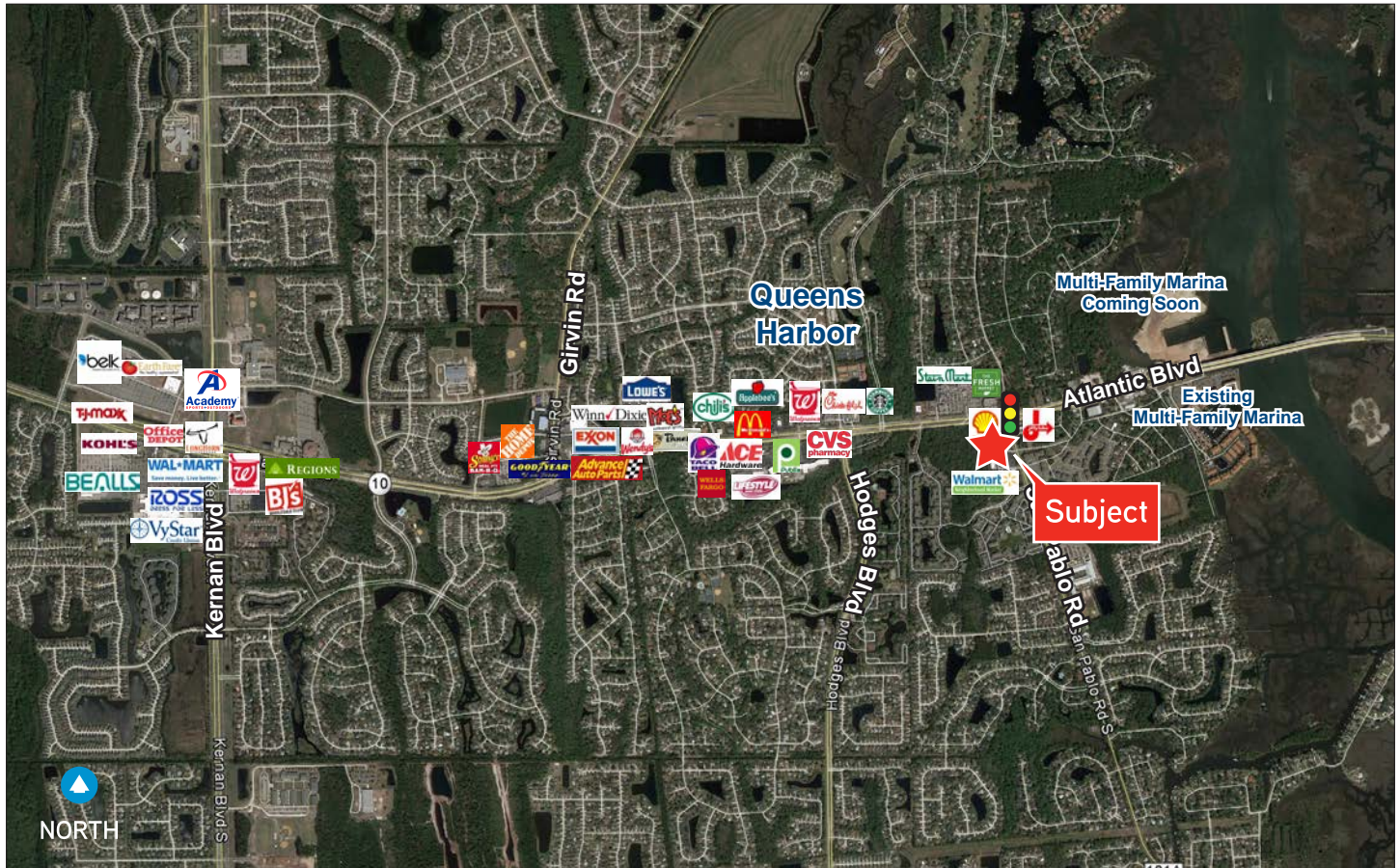
5331

RONALD A. MCVAY
+1 904 358 1206 | EXT 1123
JACKSONVILLE, FL
ronald.mcvay@colliers.com

COLLIERS INTERNATIONAL
NORTHEAST FLORIDA
50 N. Laura Street, Suite 1725
Jacksonville, FL 32202
www.colliers.com/jacksonville

Aerial

13474 ATLANTIC BLVD, JACKSONVILLE, FL 32224



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

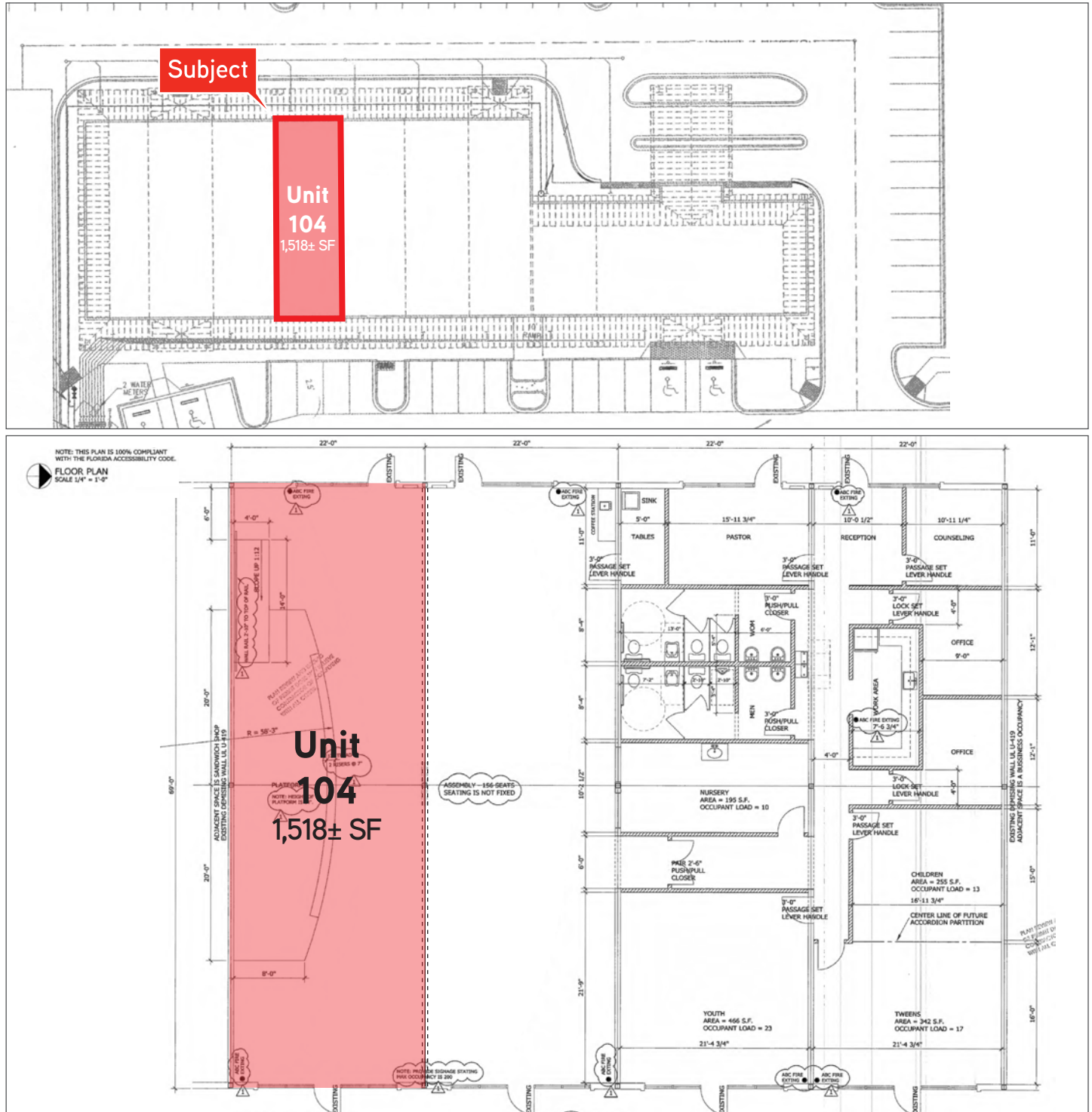
Traffic Count	Daily	Trucks
Atlantic Blvd	56,500	1,130
San Pablo Rd	20,500	308

Source: Florida Department of Transportation (FDOT)



Building and Floor Plan: Unit 104

13474 ATLANTIC BLVD, JACKSONVILLE, FL 32224



Site Plan

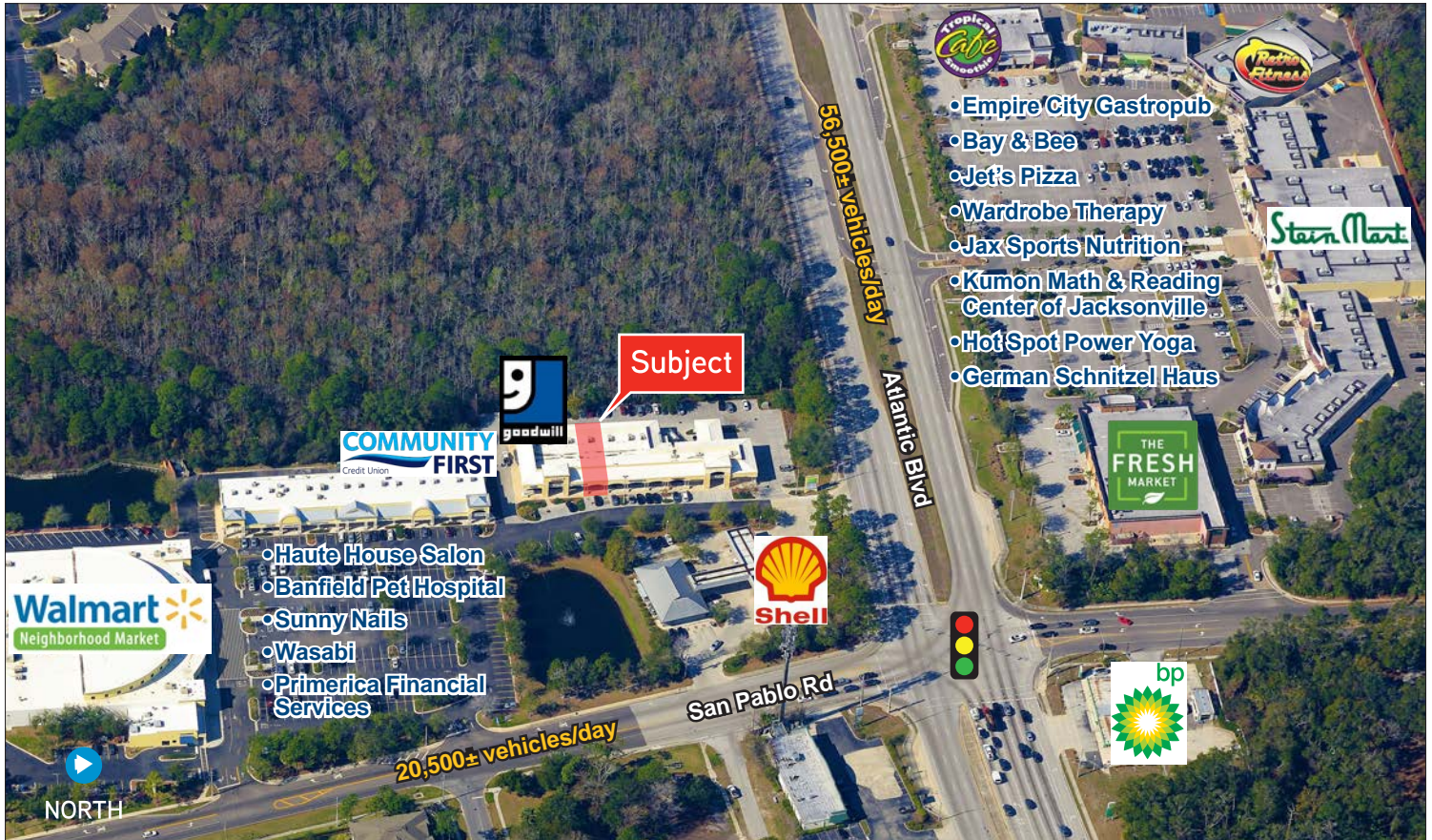
13474 ATLANTIC BLVD, JACKSONVILLE, FL 32224



FOR LEASE > RETAIL

1,518± SF Available

13474 ATLANTIC BLVD, JACKSONVILLE, FL 32224



Please contact us to see this property

Contact Us

JASON K. HINSON
+1 904 358 1206 | EXT 1106
JACKSONVILLE, FL
jason.hinson@colliers.com

RONALD A. MCVAY
+1 904 358 1206 | EXT 1123
JACKSONVILLE, FL
ronald.mcvay@colliers.com

COLLIERS INTERNATIONAL
NORTHEAST FLORIDA
50 N. Laura Street, Suite 1725
Jacksonville, FL 32202
www.colliers.com/jacksonville

This document has been prepared by COLLIERS INTERNATIONAL - Northeast Florida 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. COLLIERS INTERNATIONAL is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of COLLIERS INTERNATIONAL and /or its licensor(s). © 2015-2017. All rights reserved.