

VILLAGE SHOPPES AT SAN PABLO

1650 San Pablo Road S | Jacksonville, FL 32224

RETAIL SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- **AVAILABLE SPACE:** 1,220 SF | 2,450 SF
- Dominant Walmart Neighborhood Market anchored shopping center in the West Intercoastal submarket with nearby retailers including Fresh Market & Publix
- Strategically located on the SW corner of the Atlantic Blvd & San Pablo Road intersection (70,000 VPD)
- Ease of access & pylon signage availability on both Atlantic Blvd & San Pablo Road
- Densely populated neighborhood with over 1,500 multifamily units, plus 1,700 luxury homes in Queens Harbour

DEMOGRAPHICS

POPULATION



1 Mile	11,889
3 Mile	80,121
5 Mile	175,739

HOUSEHOLDS



1 Mile	5,192
3 Mile	31,720
5 Mile	71,393

DAYTIME POPULATION



1 Mile	5,619
3 Mile	43,084
5 Mile	116,905

AVE. HOUSEHOLD INCOME



1 Mile	\$83,296
3 Mile	\$93,272
5 Mile	\$95,919

DAILY TRAFFIC COUNTS



Atlantic Blvd.	54,000 AADT
San Pablo Rd.	20,500 AADT



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#TogetherOneTeam





110	Jaguar Smoke & Vape	2,150	160	Sharkey's Cuts for Kids	1,220	210	Pro Care Cleaners	1,274
120	Wasabi	1,520	170	The Tutoring Center	1,220	220	Catullo's Italian	2,450
130	King Wok	1,220	180	Coming Available 8/1	1,220	230	Walmart	49,433
140	Banfield Pet Hospital	2,440	190	Ocean View Chiropractic	1,220	 VIRTUAL 360 TOUR CLICK TO EXPLORE		
150	Sunny Nails	2,420	200	Available (Former Credit Union)	2,450			

