

VILLAGE SHOPPES AT SAN PABLO

13474 Atlantic Blvd., Jacksonville, FL 32224

RETAIL SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- Dominant Walmart Neighborhood Market anchored shopping center in the West Intercoastal submarket with nearby retailers including Fresh Market and Publix
- Strategically located on the SW corner of the Atlantic Blvd and San Pablo Road intersection (70,000+ VPD)
- Ease of access and pylon signage availability on both Atlantic Blvd and San Pablo Road
- Site has close proximity to over 1,520 multifamily units and is adjacent to The Woods & Queens Harbor Yacht & Country Club with 1,700 + luxury single family homes



POPULATION



1 Mile	11,538
3 Mile	76,710
5 Mile	168,806

DAYTIME POPULATION



1 Mile	2,096
3 Mile	20,850
5 Mile	61,037

MEDIAN AGE



1 Mile	38.5
3 Mile	36.8
5 Mile	36.5

HOUSEHOLDS



1 Mile	4,989
3 Mile	30,106
5 Mile	67,764

AVG. HOUSEHOLD INCOME



1 Mile	\$92,222
3 Mile	\$87,164
5 Mile	\$89,580

DAILY TRAFFIC COUNTS



Atlantic Blvd.	56,500 VPD
San Pablo Rd.	20,500 VPD

FranklinSt.com

WHITNEY BUTLER
DIRECTOR

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RICKY OSTROFSKY
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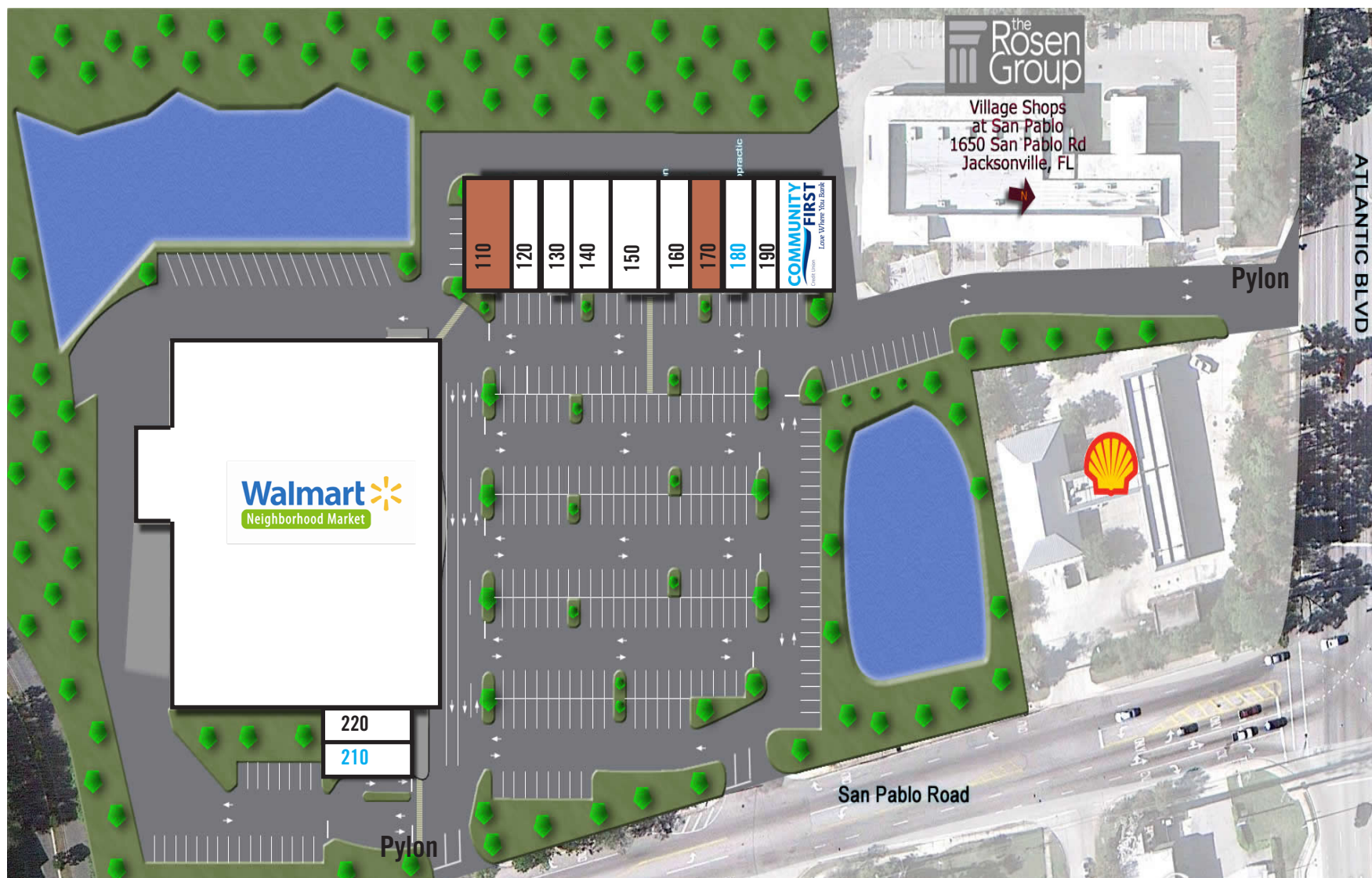
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CARRIE SMITH
MANAGING DIRECTOR

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110	Available	2,150	160	Haute House Salon	1,220	210	Pro Care Cleaners	1,274
120	Wasabi	1,520	170	Available	1,220	220	Catullo Brothers	2,450
130	King Wok	1,220	180	Grace's Pet Spa	1,220	230	Walmart	49,433
140	Banfield Pet Hospital	2,440	190	Ocean View Chiropractic	1,220			
150	Sunny Nails	2,420	200	Community First Credit Union	2,450			

