

13799 BEACH BLVD, JACKSONVILLE, FL 32224

# HODGES PLAZA OUTPARCEL



CLASS "A" COMMERCIAL REAL ESTATE

PRIME OUTPARCEL ~1,600-5,000 SQ FT

DISCLAIMER: Information and or imagery included is not warranted to be current or correct. Readers should independently verify the information included and conduct an appropriate level of due diligence prior to entering into any transaction or agreement. This is for illustration purposes only and final product is subject to change.



**ASHCO, INC.**

# NEIGHBORHOOD

13799 BEACH BLVD  
JACKSONVILLE, FL 32224

Nestled in the heart of Jacksonville's Southside, Hodges Plaza sits at the busy crossroads of Hodges Boulevard and Atlantic Boulevard. This bustling shopping and business complex plays a vital role in connecting the surrounding residential communities with a wide array of commercial offerings, drawing visitors from across Jacksonville.

## UNPARALLELED VISIBILITY

- >> AMPLE PARKING ± 180+ NON-EX-CLUSIVE PARKING SPACES
- >> STRONG VISIBILITY FROM HODGES BOULEVARD
- >> ZONED: CCG-1

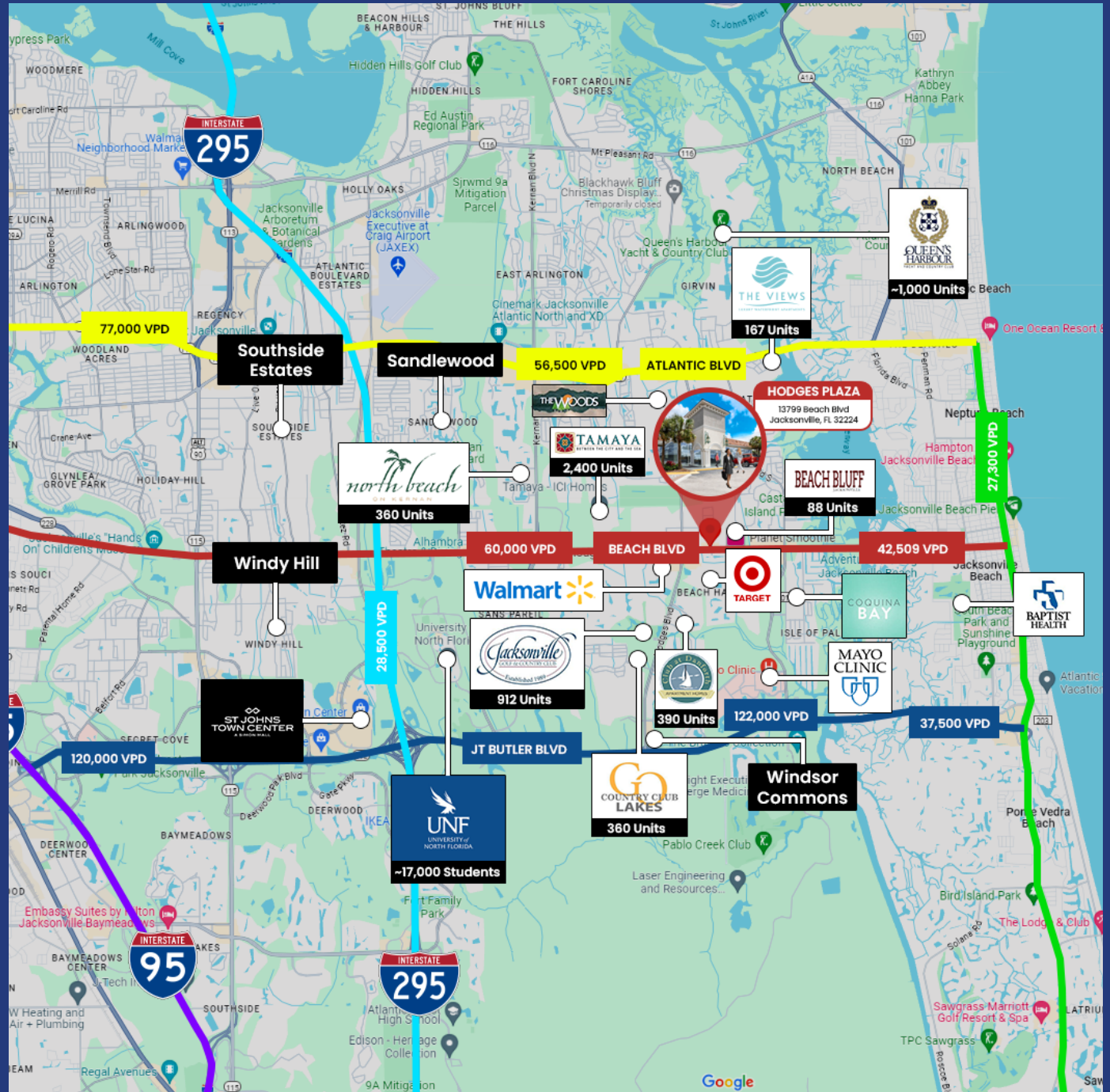


**ASHCO, INC.**

### LEASING

T: 904.242.9000

info@ashco-inc.com



# DEMOGRAPHICS

2023 ESTIMATED DEMOGRAPHICS  
5-MILE RADIUS



POPULATION  
**169,923**



MEDIAN AGE  
**38**



AVG HOUSEHOLD  
INCOME  
**\$108,628**



TRAFFIC  
VOLUME  
**45,547**



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## MEDIAN INCOME FOR ADJACENT ZIP CODES

DOWNTOWN: \$40,784  
POPULATION: 33,306

WEST SIDE: \$39,097  
POPULATION: 59,080

TOWN CENTER: \$46,731  
POPULATION: 34,876

DUNN AVENUE: \$40,691  
POPULATION: 57,772

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# TENANT LAYOUT

1198 BEACH BOULEVARD,  
JACKSONVILLE BEACH, FL 32250

OUTPARCEL	AVAILABLE FOR LEASE	APPROX. SQ FT
		~1,600-5,000

	LEASED	APPROX. SQ FT
1	MCFLAMINGO	1,600
2	KOLLECT	4,000
3	OCEANIA DINER	1,280
4	BARBER SHOP	1,614
5	TIMEOUT SPORTS GRILL	4,800
8	FOUR SEASONS MASSAGE	1,280
8A	LYNNYX BEAUTY	1,300
8B	PIZZA HUT / WING STREET	1,600
8C	OMG NAILS & SPA	2,600
9	DARUMA JAPANESE STEAK HOUSE	7,120
09	WELLS FARGO ATM	20
101	LA NOPALERA	4,000

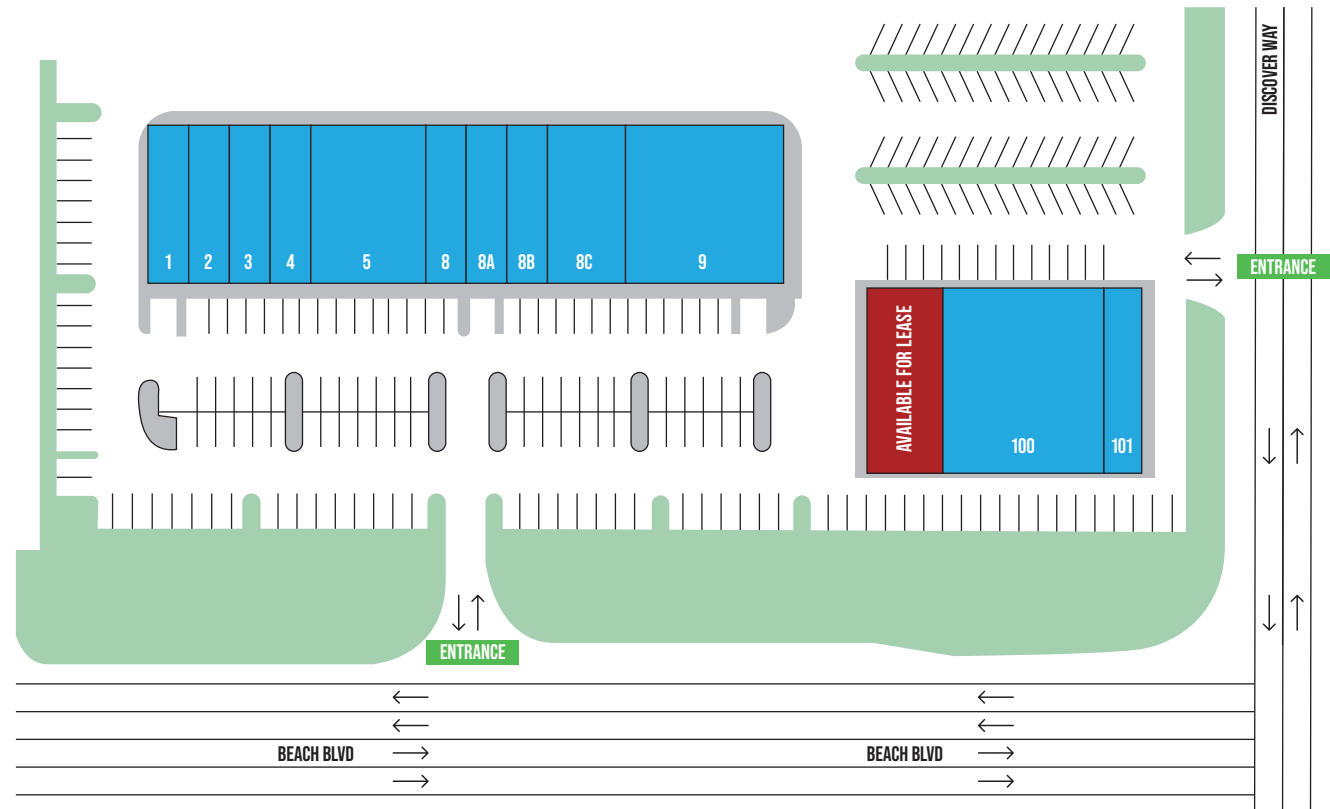


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# ABOUT JACKSONVILLE



83,700 working adults.



220 days of sunshine.



38 median age.



28 countries represented through companies in the region.



25 minutes average commute time is less than other major U.S. cities.



No taxes on corporate franchises inventory foreign, or personal income.



#1 school district in Florida. The Florida Department of Education has ranked St. Johns County the top school district in Florida for nine years in a row.



Experience any lifestyle. Our region provides nearly every lifestyle imaginable – beach living, vibrant downtown, amenity-filled suburbs, rural farming, and quaint historic Main Streets – helping Jacksonville to be ranked one of the country's "super cool" cities by Expedia.



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Home to fortune 500 headquarters, thriving business, and startups, Jacksonville is growing twice as fast as the rest of the nation and is ranked #7 Best City Job for Seekers by Money Magazine.

Our region is a great place to experience a spectacular climate, excellent quality of life, wonderful outdoor recreational opportunities, and abundant sports, arts, and cultural amenities. In Jacksonville, the possibilities are endless.

Source: <https://jaxusa.org/why-jax/area-overview>

## TOP EMPLOYERS THE JAX REGION



# ABOUT ASHCO

Real estate is about more than buildings for us; it's about helping business owners achieve their dreams of securing prime locations where clients feel welcome and eager to visit. It's about connecting real estate with local communities.

For over 50 years, Ashco has used innovative architectural design and strategic locations to positively impact neighborhoods and enhance the lives of those who interact with our spaces. We work exclusively with our tenants to build unique and inviting retail environments, shaping the future of retail together.



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Ashco Board is proud to support the following organizations

