

HODGES PLAZA

PRIME RESTAURANT LOCATION



CONTACT LEASING

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#ASHCOINC



UNPARALLELED VISIBILITY

FEATURING OUTDOOR PATIO

≈ 2,500 SQ FT DIVISIBLE

LIGHTED
INTERSECTION

CLASS "A" OUTPARCEL ON BEACH BLVD W/ COMPLIMENTARY ANCHORS & NEIGHBORS



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.

13799 BEACH BOULEVARD JACKSONVILLE, FL 32224
ZONED: CCG-1



LIGHTED INTERSECTION

2019 ESTIMATED DEMOGRAPHICS (WITHIN 5 MILE RADIUS)

POPULATION	166,224
AVERAGE AGE	36.4
AVERAGE HOUSEHOLD INCOME	\$105,844
VEHICLES PER DAY	37,500

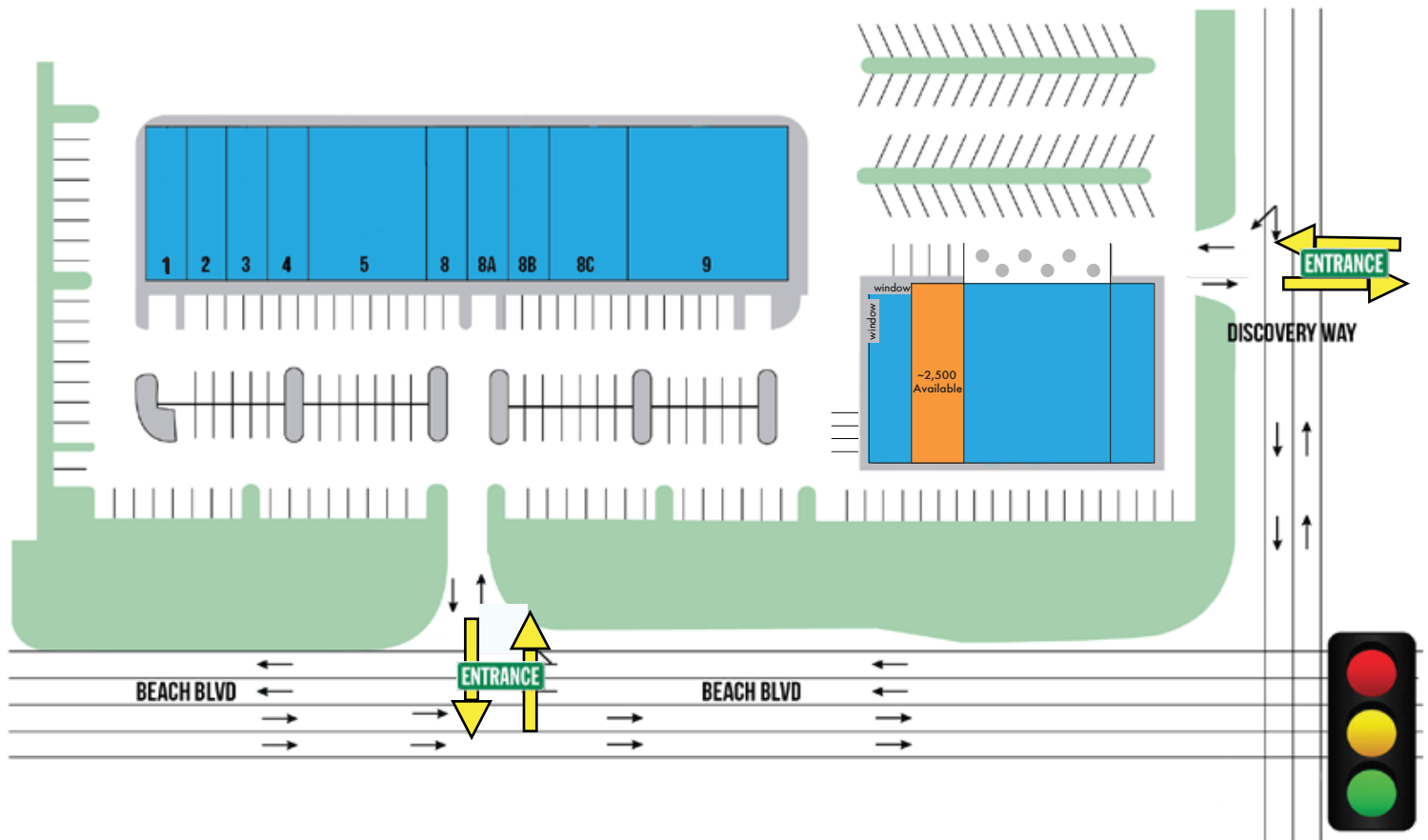
MEDIAN INCOME FOR ADJACENT ZIPCODES

DOWNTOWN JACKSONVILLE : \$40,784
POPULATION : 33,306
 TOWN CENTER : \$46,731
POPULATION : 34,876
 WEST SIDE : \$39,095
POPULATION : 59,080
 DUNN AVENUE : \$40,691
POPULATION : 57,772



**≈180+ PARKING
UP TO ≈40 EXCLUSIVE SPACES**

This Class A Shopping Center offers Ideal visibility and access from Beach Boulevard, Hodges Boulevard, I-95 and I-295. Also within walking distance of national retailers such as Super Target, Walmart SuperCenter, Wells Fargo Bank and more. Residential developments within a mile from the location include Jax Golf and Country Club, ICI



LEASED

1	AVAILABLE FOR LEASE	approx. 1,614
2	Arkives	approx. 1,300
3	Oceana Diner	approx. 1,920
4	JOI Styles	approx. 1,600
5	Timeout Sports Grill	approx. 4,842
8	Four Seasons Massage	approx. 1,680
8A	Hair Addix	approx. 1,300

AVAILABLE

8B	Pizza Hut / Wing Street	approx. 1,735	OUTPARCEL	AVAILABLE FOR LEASE	approx. 2,500
8C	OMG Nails	approx. 2,655			
9	Daruma Japanese Steakhouse	approx. 7,263			
09	Wells Fargo ATM	approx. 20			
101	New Leaf Vapor Company	approx. 2,292			

We don't just build **Shopping Centers**, We build **Communities**.

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