

# HODGES PLAZA

PRIME RESTAURANT LOCATION



CONTACT LEASING

904.242.9000

INFO@ASHCO-INC.COM  
#ASHCOINC



**UNPARALLELED VISIBILITY**

**FEATURING OUTDOOR  
PATIO AND DRIVE THRU**

**≈2,500 - ≈5,000 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**



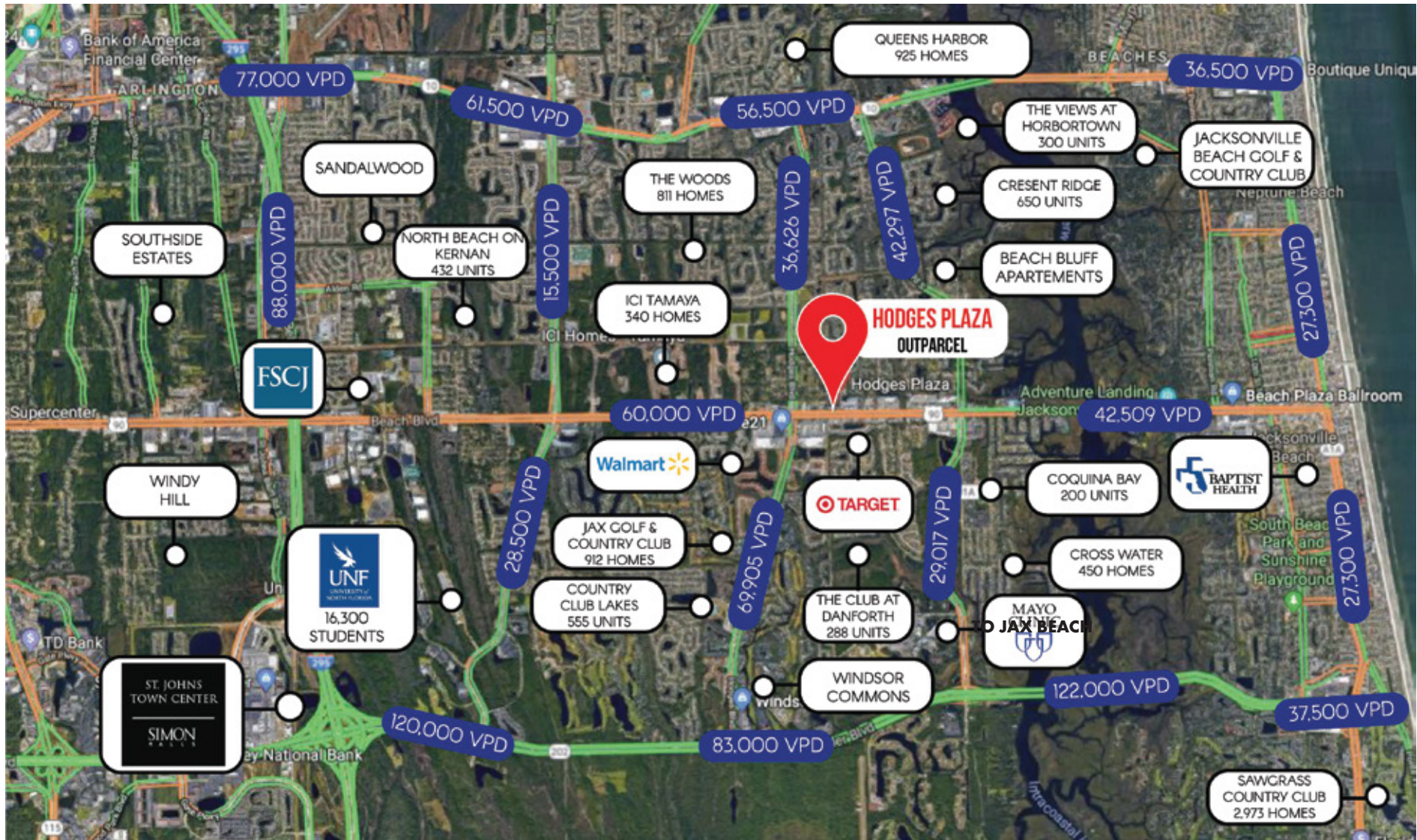
### 2019 ESTIMATED DEMOGRAPHICS (WITHIN 5 MILE RADIUS)

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**

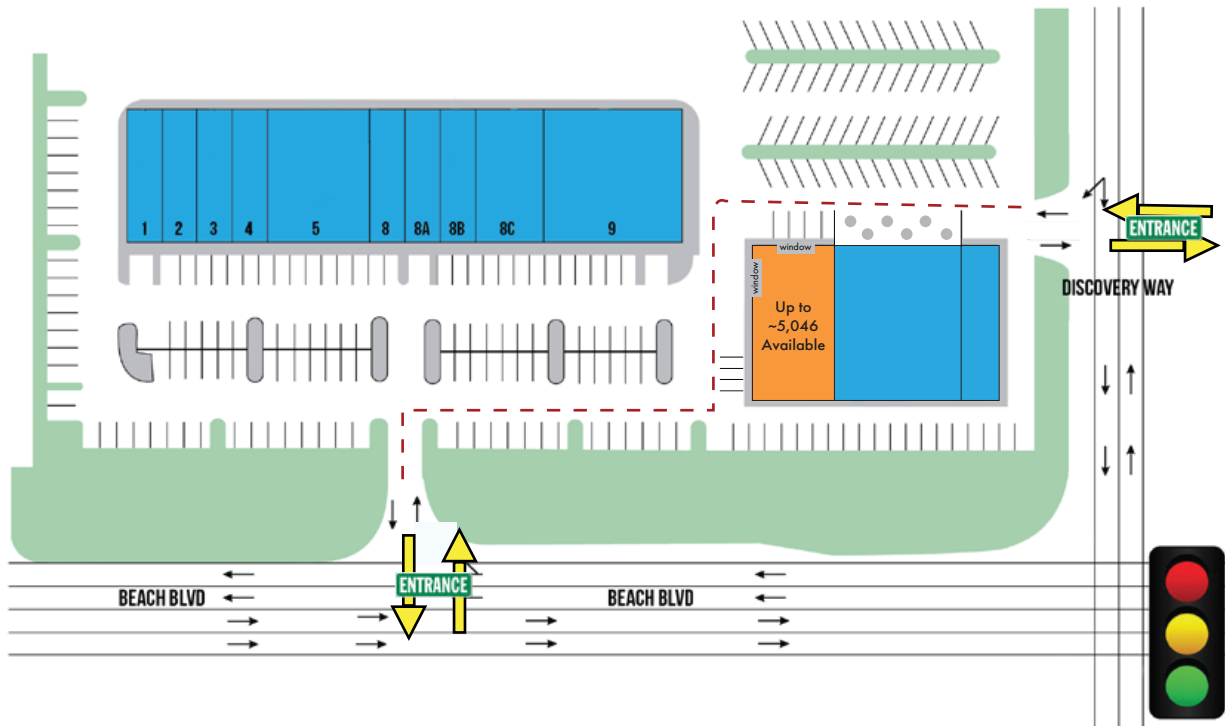
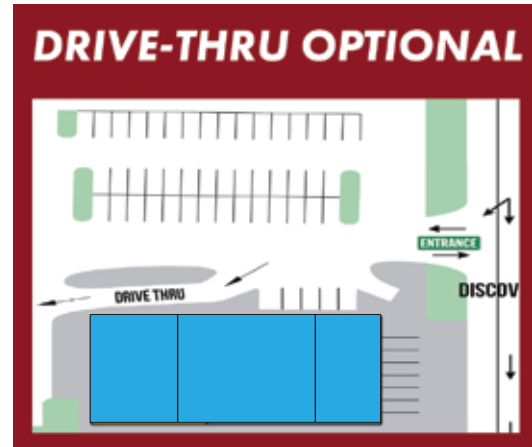




## AVERAGE OF 22.1 MINUTES TRAVEL TIME TO WORK.



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
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

OUTPARCEL	AVAILABLE FOR LEASE	approx. 2,500 - 5,000
-----------	---------------------	-----------------------

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

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  
ZONED: CCG-1