

FOR LEASE > RETAIL SPACE



Northeast Florida

Village Shoppes of San Pablo

13474 ATLANTIC BOULEVARD, JACKSONVILLE, FL 32224

84,000± SF SHOPPING CENTER

Anchored By:



Property Features

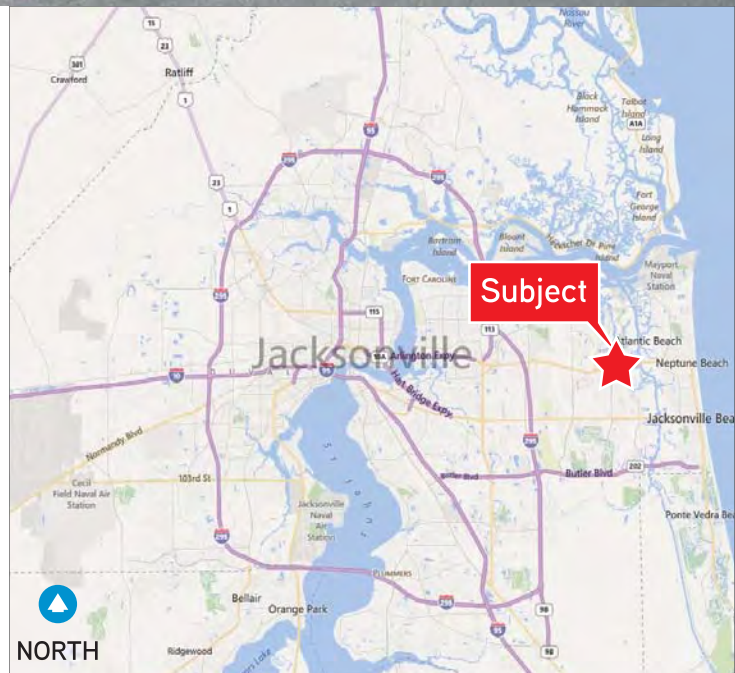
> Available Units:

Unit #109: 3,000± SF Endcap (divisible)

- Unit A of #109: 880± SF

- Unit B of #109: 2,200± SF endcap (potential 900± SF covered outside seating area or drive thru)

- > Anchored by Walmart Grocery "Neighborhood Market" (now open)
- > Access from both Atlantic Boulevard and San Pablo Road
- > Established shopping center located at the SW quadrant of Atlantic Boulevard and San Pablo Road
- > Traffic Count: 47,500± cars per day on Atlantic Boulevard
- > Minutes from Queens Harbor, Jacksonville Beach, Mayport Naval Station, Regency, Mayo Clinic Hospital, etc.
- > Located across from Fresh Market/Stein Mart Shopping Center
- > Excellent site on the going-home side of Atlantic Boulevard in the West Beaches/Intracoastal area of town
- > Operating Expenses/NNN: \$5.11per SF
- > Lease Rates: \$16.00 - \$20.00 per SF (NNN)



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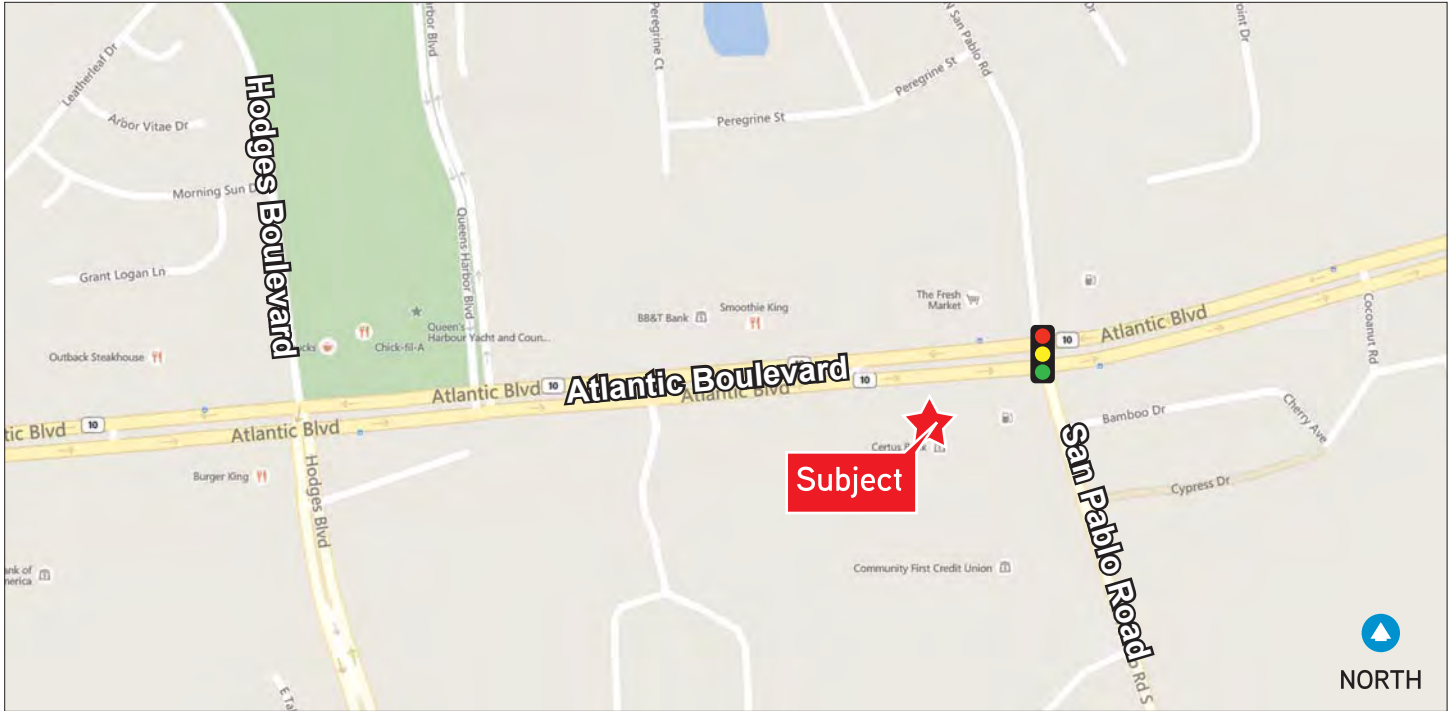
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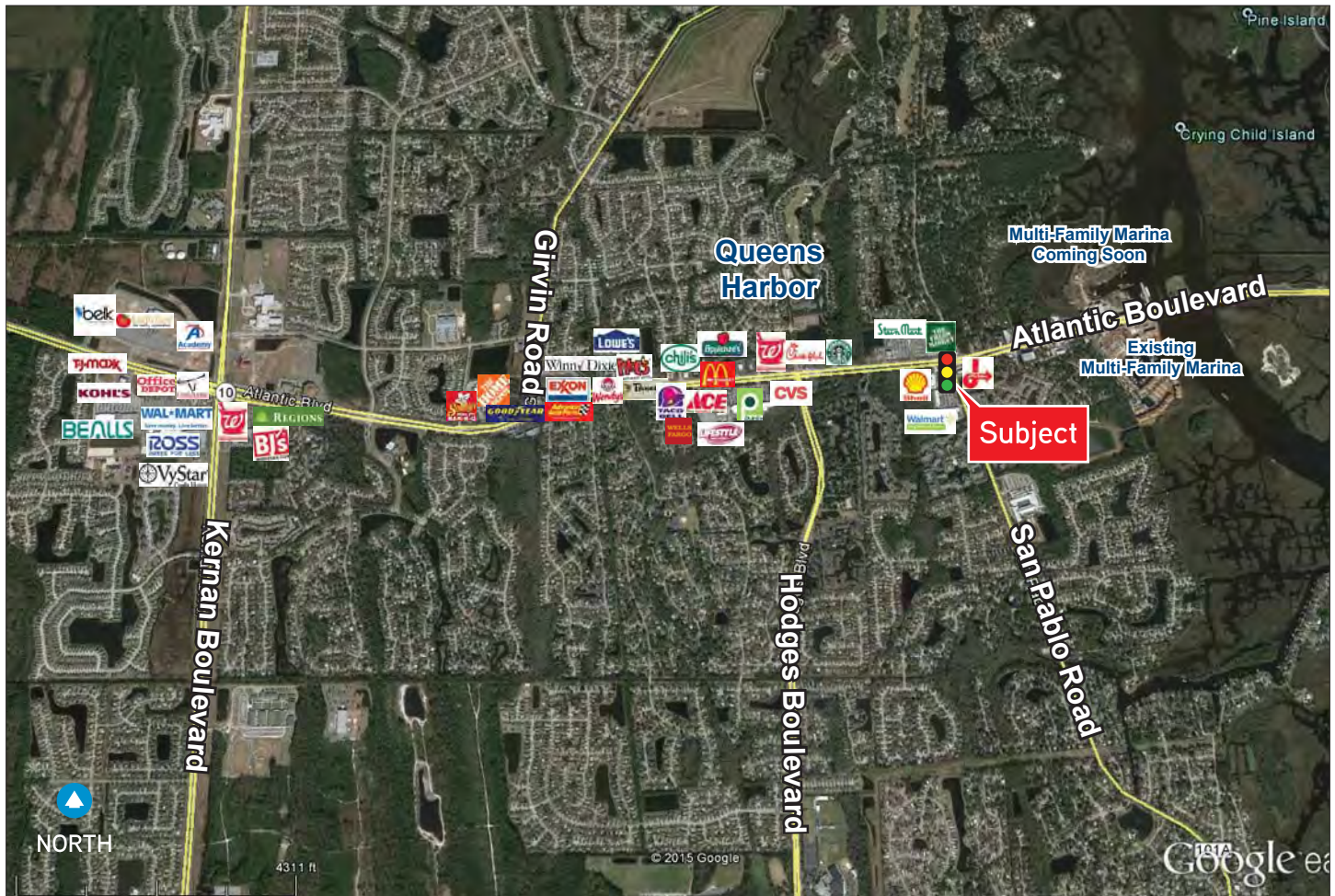
Street & Plat Map

13474 ATLANTIC BOULEVARD, JACKSONVILLE, FL 32224



Aerial

13474 ATLANTIC BOULEVARD, JACKSONVILLE, FL 32224



Demographics	1 Mile	3 Mile	5 Mile
2020 Projection	10,948	76,526	173,868
2015 Estimate	10,386	72,691	164,796
2015 Est. Avg. HH Income	\$76,667	\$77,644	\$74,942

Source: Nielsen

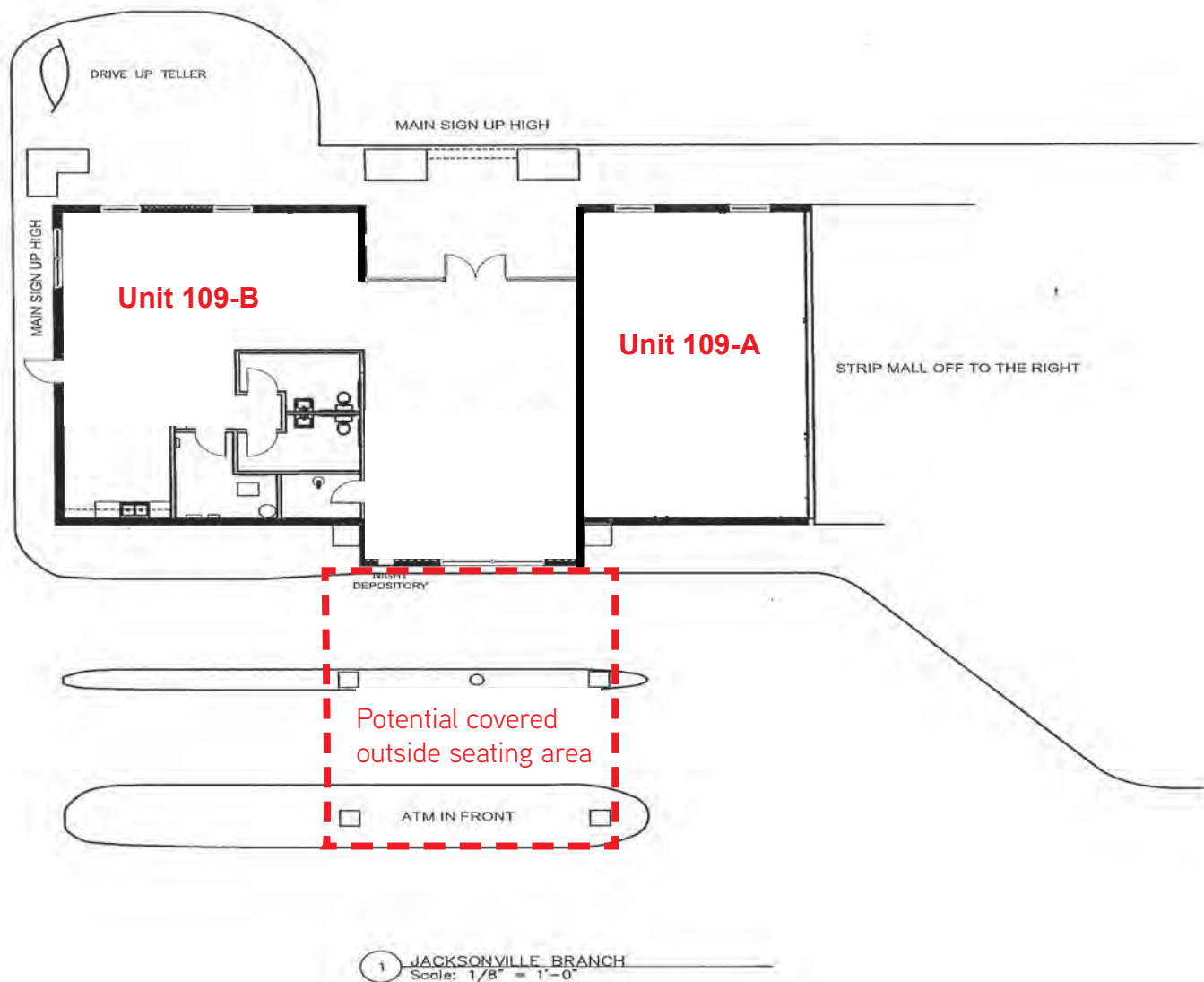
Traffic Count	Daily
Atlantic Boulevard	52,000±
San Pablo Road	18,500±

Source: Florida Department of Transportation (FDOT)



Unit #109: Endcap Floor Plan

13474 ATLANTIC BOULEVARD, JACKSONVILLE, FL 32224



Site Plan

Wetland Preserve

Community First Credit Union

Goodwill

ENDCAP AVAILABLE

Retention Pond

Opened November 11, 2015

Walmart
Neighborhood Market

49,386± SF

Fountain

Retention Pond

Existing Shell Station (Not Included)

Shell

Atlantic Boulevard

San Pablo Road

Dry Clean USA

20' Landscape Buffer per PUD

Sign

20' Landscape Buffer per PUD

Special Pavers (typ.)

20' Landscape Buffer per PUD

Not to Scale

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Property Photos

13474 ATLANTIC BOULEVARD, JACKSONVILLE, FL 32224



Unit #102: View facing East (front of space)



Unit #102: View facing West (rear of space)

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Property Photos

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Photos of Unit # 109: 3,000± SF (Former Bank Branch)



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4,500± SF Available

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Contact Us

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Please contact us to see this property

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Summary (5331)



Contact:

Jason Hinson or Ronald McVay 904 358 1206



Village Shoppes of San Pablo Walmart Grocery Ctr.

13474 Atlantic Blvd.
Jacksonville, FL 32225

County:	Duval
Market:	Jacksonville
Sub Market:	Southside
Available SF:	3,000 SF
Building SF:	14,386 SF
Retail SF:	3,000 SF

General Listing/Transaction Information¹

Asking Rate:	\$16.00 NNN
Min Avail SF:	880 SF
Max Contig SF:	3,000 SF
Transaction Type:	Lease

Parking

Site

Zoning:	PUD
Access:	From Atlantic Boulevard or San Pablo Road
Visibility:	Excellent
Frontage:	190' on Atlantic Boulevard
Frontage Traffic Count:	47,500± cars per day on Atlantic Boulevard

Contacts

Listing Broker(s)	Ronald A. McVay Colliers International Northeast Florida 904.861.1123 ronald.mcvay@colliers.com
	Jason K. Hinson Colliers International Northeast Florida 904.861.1106 jason.hinson@colliers.com

Building/Space

Construction Status:	Existing
Center Type:	Strip Center
Primary Use:	Retail
Secondary Use:	Office
Year Built:	2007
Multi-Tenant:	Multi-Tenant
Construction Type:	Stucco
Exterior Type:	Stucco/Metal
Roof Type:	Concrete/Tile
Heat:	Electric
AC:	Electric
Frontage (feet):	190' on Atlantic Boulevard
Floor Type:	Concrete/Tile

Utilities

Water:	City Water
Sewer:	City Sewer

Comments

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