

MM FL 614 Center

1790 State Road 13 N, Jacksonville, FL



Available 1,000 SF
Rate \$6 / SF
Type NNN
Term Negotiable

Now leasing 1,000 SF of professional office space at 1790 FL 13 N in Saint Johns, part of a vibrant retail center in a high-growth corridor. Ideal for medical, legal, or service-based businesses, the space offers excellent visibility, ample parking, and access to affluent neighborhoods. Located near major thoroughfares with projected 30% population growth in the area by 2029 and median household incomes over \$137K.

Features

- Anchored by Mobil gas station
- State Rd 13 N @ Sheffield Rd
- Great visibility
- Busy neighborhood center
- Rent = \$500 / month
- NNN = \$1,224.65 / month

Traffic Counts

- State Road 13 N 8,974 VPD
- Sheffield Road 1,171 VPD

2025 Regis Online

Demographics	1 Mile	2 Mile	3 Mile
Population	2,405	24,525	80,376
Households	872	8,317	28,681
Avg Household Income	\$205,909	\$177,943	\$167,159

2025 Regis Online



Information presented has been gathered from sources deemed reliable, but is not guaranteed by Majors Management, LLC, or its employees, and is subject to change, corrections, errors and omissions, or withdrawal without notice.

Leasing Information

770-338-2620
leasing@majorsmgmt.com



MajorsManagement.com

Majors Management, LLC

1255 Lakes Pkwy, #180
Lawrenceville, GA 30043



Exterior



Exterior



Exterior



Interior

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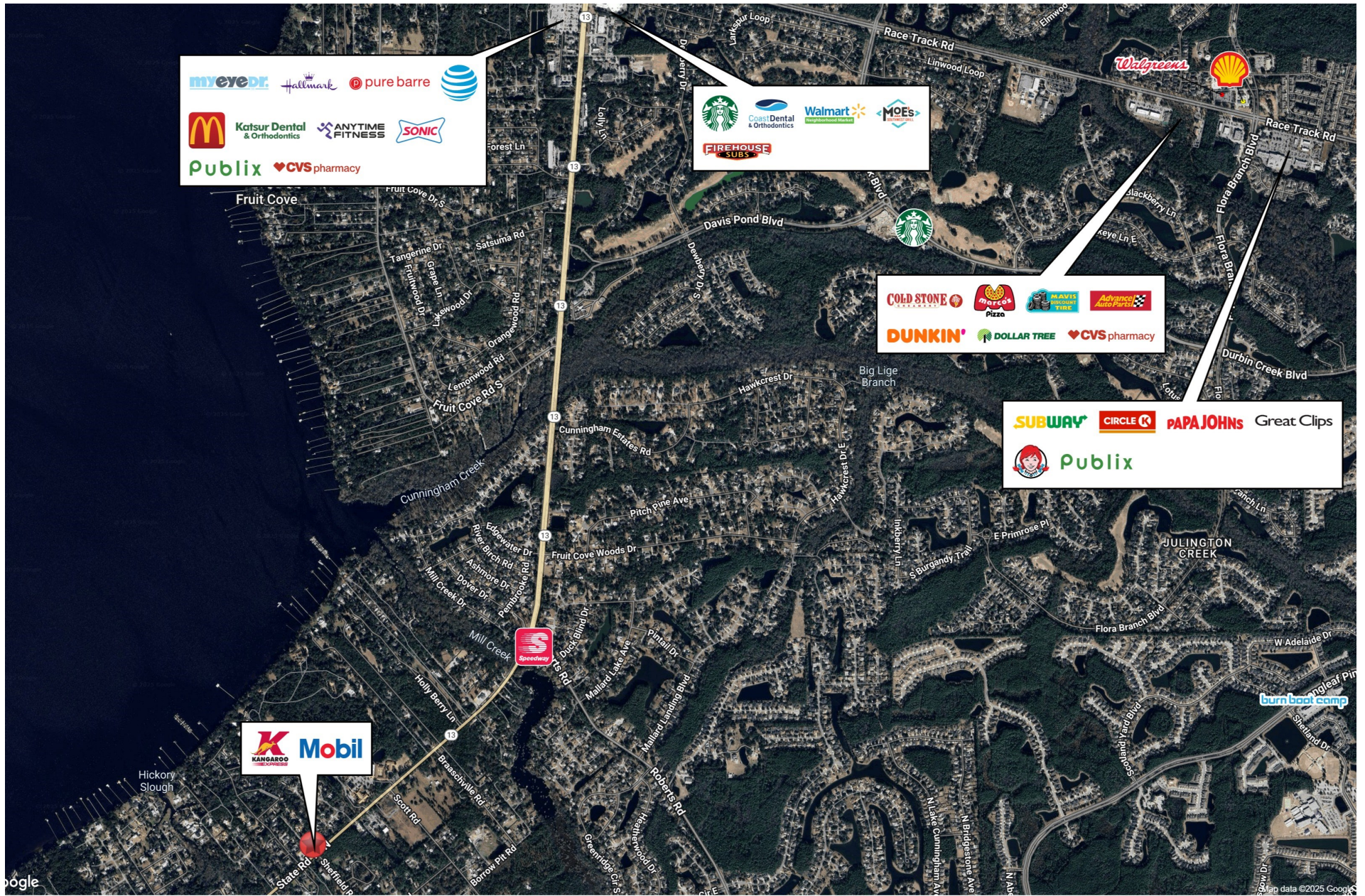
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1790 FL-13	1 mi radius	3 mi radius	5 mi radius
Jacksonville, FL 32259			
Population			
2025 Estimated Population	2,405	24,525	80,376
2030 Projected Population	2,602	27,188	90,580
2020 Census Population	2,366	22,719	70,097
2010 Census Population	1,995	17,703	55,659
Projected Annual Growth 2025 to 2030	1.6%	2.2%	2.5%
Historical Annual Growth 2010 to 2025	1.4%	2.6%	3.0%
2025 Median Age	46.1	42.4	42.8
Households			
2025 Estimated Households	872	8,317	28,681
2030 Projected Households	954	9,330	32,624
2020 Census Households	834	7,626	24,665
2010 Census Households	705	5,913	19,874
Projected Annual Growth 2025 to 2030	1.9%	2.4%	2.7%
Historical Annual Growth 2010 to 2025	1.6%	2.7%	3.0%
Race and Ethnicity			
2025 Estimated White	85.6%	81.7%	79.0%
2025 Estimated Black or African American	3.9%	4.9%	6.4%
2025 Estimated Asian or Pacific Islander	3.2%	4.5%	5.3%
2025 Estimated American Indian or Native Alaskan	-	0.2%	0.2%
2025 Estimated Other Races	7.2%	8.8%	9.2%
2025 Estimated Hispanic	7.6%	9.2%	9.6%
Income			
2025 Estimated Average Household Income	\$205,909	\$177,943	\$167,159
2025 Estimated Median Household Income	\$148,291	\$140,151	\$130,641
2025 Estimated Per Capita Income	\$74,661	\$60,365	\$59,731

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