

For Lease

1,300 - 2,600 SF | Negotiable
Retail Space



Enhanced Facade coming soon

Kernan Plaza

3503 Kernan Boulevard South
Jacksonville, Florida 32224

Property Highlights

- Under new ownership with planned exterior enhancements, including façade improvements, parking lot resurfacing and striping, upgraded landscaping, and new lighting.
- Shadow-anchored by Publix at the southeast corner of Beach and Kernan Boulevards
- Convenient access from northbound Kernan Boulevard and from Beach Boulevard via the Publix shopping center
- Directly across from Tamaya, a premier gated residential community and Tamaya Market, a Sprouts Farmers Market-anchored shopping center

Offering Summary

Lease Rate:	Negotiable
Building Size:	10,400 SF
Available SF:	1,300 - 2,600 SF
Lot Size:	1 Acres
Parcel ID	167065-0820
Zoning	PUD
Parking	50 spaces 4.81/1,000 SF Ratio
Traffic Count	50,500-Beach & 33,500 Kernan

For More Information



Austin Kay

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Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ 1-2	Available	1,300 - 2,600 SF	NNN	Negotiable	will deliver vanilla shell for qualified / credit tenant
■ 3	Royalty Smoke Shop	1,300 SF	NNN	-	-
■ 4	Baby's Close-Up	1,300 SF	NNN	-	-
■ 5	Kusina	1,600 SF	NNN	-	-
■ 6	A Bit of Saigon	1,300 SF	NNN	-	-
■ 7	Natural Life	1,300 SF	NNN	-	-
■ 8	Kernan Cleaners	1,300 SF	NNN	-	-

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Suite 1 entrance



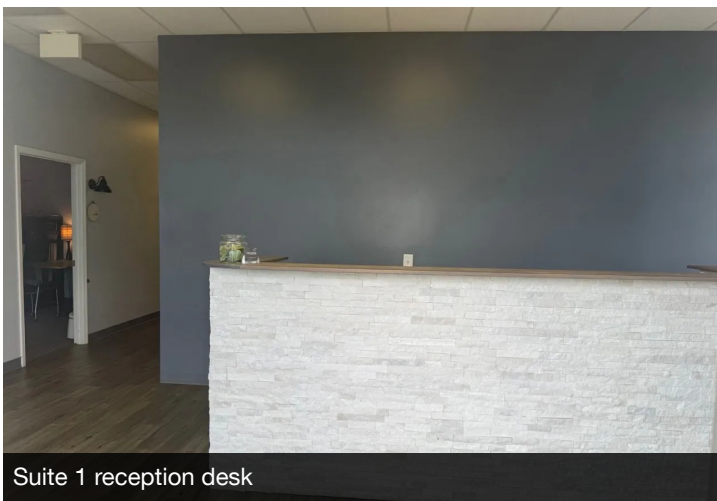
Suite 1



Suite 1 waiting area



Suite 1



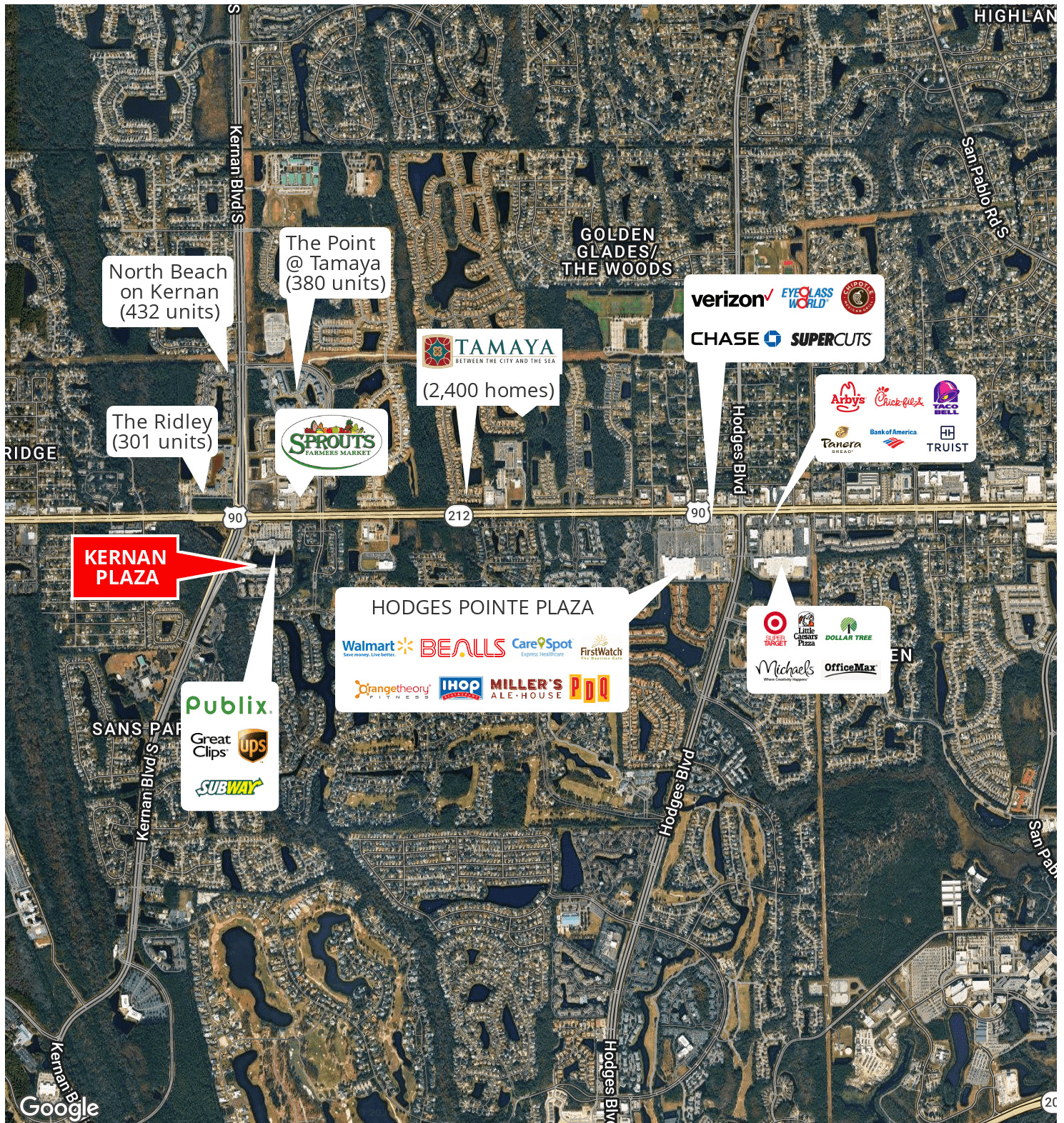
Suite 1 reception desk

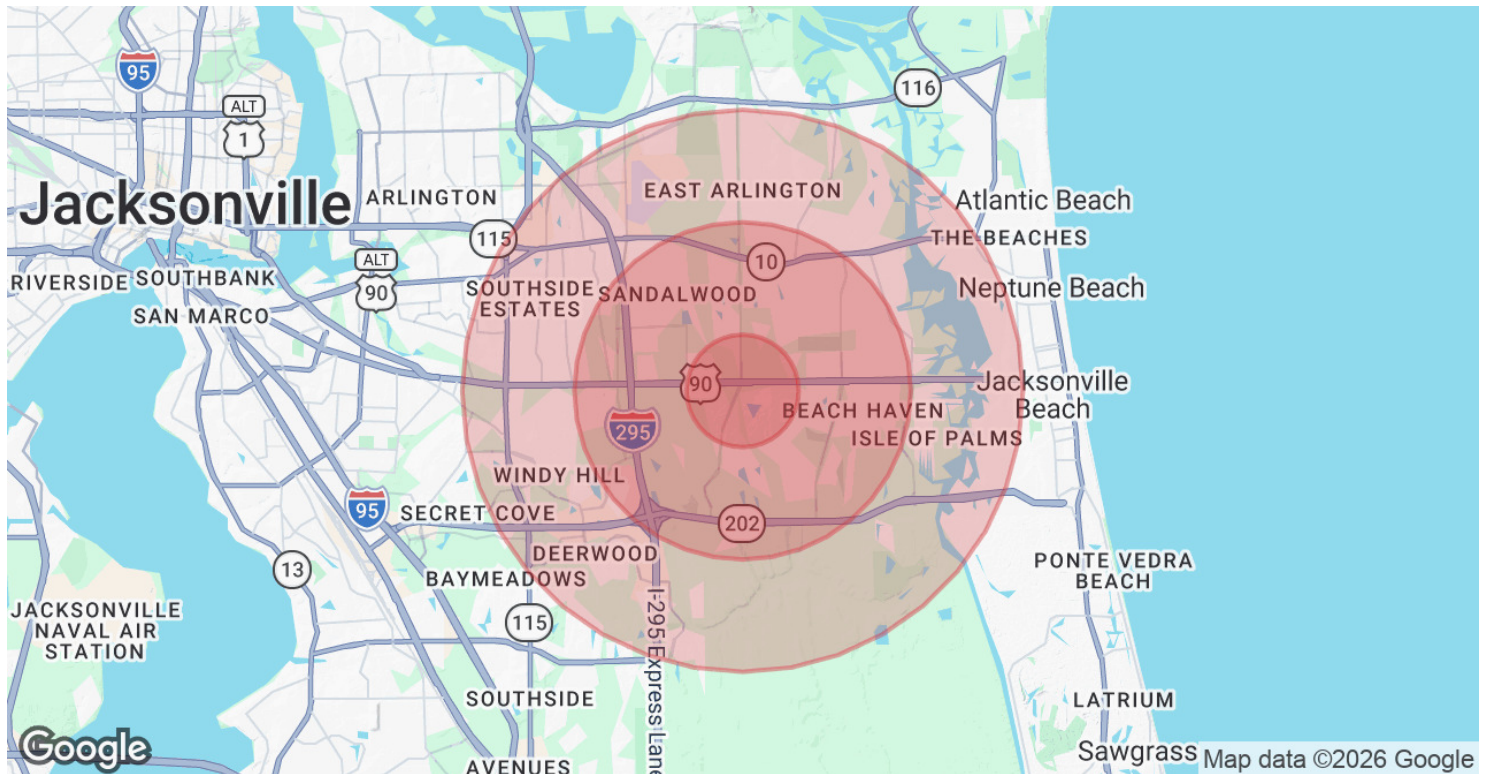


Suite 1 restroom

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Population	1 Mile	3 Miles	5 Miles
Total Population	10,724	85,487	199,270
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	39	40
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,349	33,263	81,448
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$138,792	\$111,062	\$106,607
Average House Value	\$481,917	\$390,612	\$375,717

2020 American Community Survey (ACS)