

For Lease

# Boulevard Corners Shopping Center

Up to 45,000± SF for Junior Anchor Tenant (will divide)

5800 Beach Blvd. | Jacksonville, FL 32207



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# The Offering

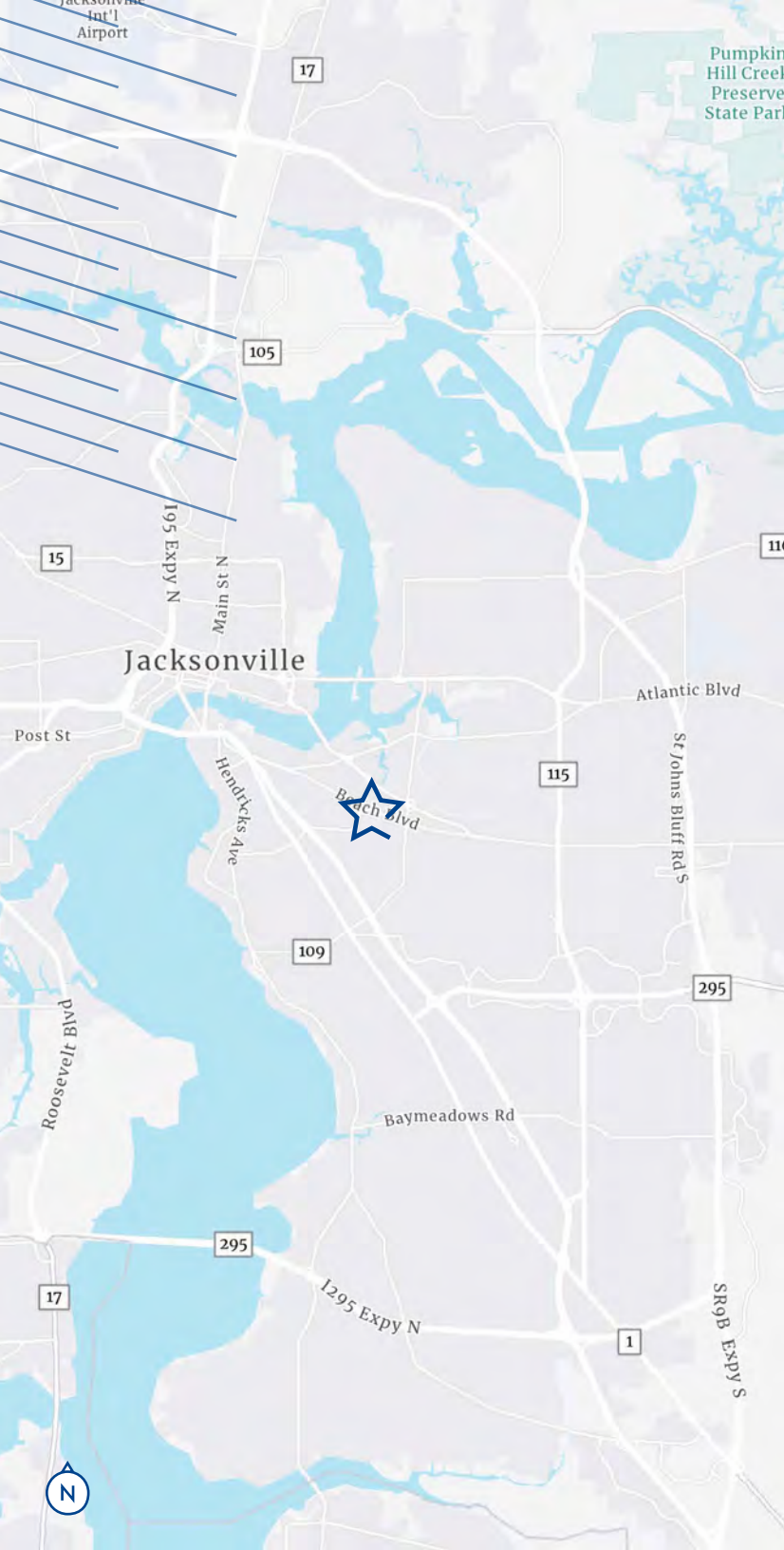
## Highlights

- Strategically located at the intersection of Beach Blvd. (25,000 AADT) and University Blvd. (32,500 AADT)
- Size: 100,589± SF | 8.6± AC total
- **Junior anchor tenant space can be made available: 45,000± SF with dock loading doors** (will consider junior anchors from 10,000 SF)
- **1,300± SF small shop space available**
- 411 parking spaces
- Located across the street from Memorial Hospital, a major medical complex
- Close proximity to other retailers, restaurants and amenities such as Arby's, Starbucks, McDonald's, Walgreens and more
- Beach Blvd. and University Blvd. are central arteries for all of south Jacksonville, with easy access to I-95, Hart Expressway and I-295
- Nearby bus service line for easy access

**Call for Pricing**







# Location Overview

## Centrally located on a main Jacksonville corridor

The Beach Boulevard/University Boulevard intersection is located midway between the downtown metro activities and Jacksonville Beach, making it one of the main arteries for traffic entering and leaving the downtown employment centers. With 57,000 cars passing per day, there is a significant traffic flow on both the Beach Boulevard and University Boulevard arteries.

The population of 77,000 people in a 3-mile radius and 9,000 in a mile radius provides a strong retail demographic. A quick review of the Beach Boulevard and University Boulevard retailers and restaurants (see attached aerial) on these corridors will confirm the successful businesses in this trade area.

## A strong medical presence

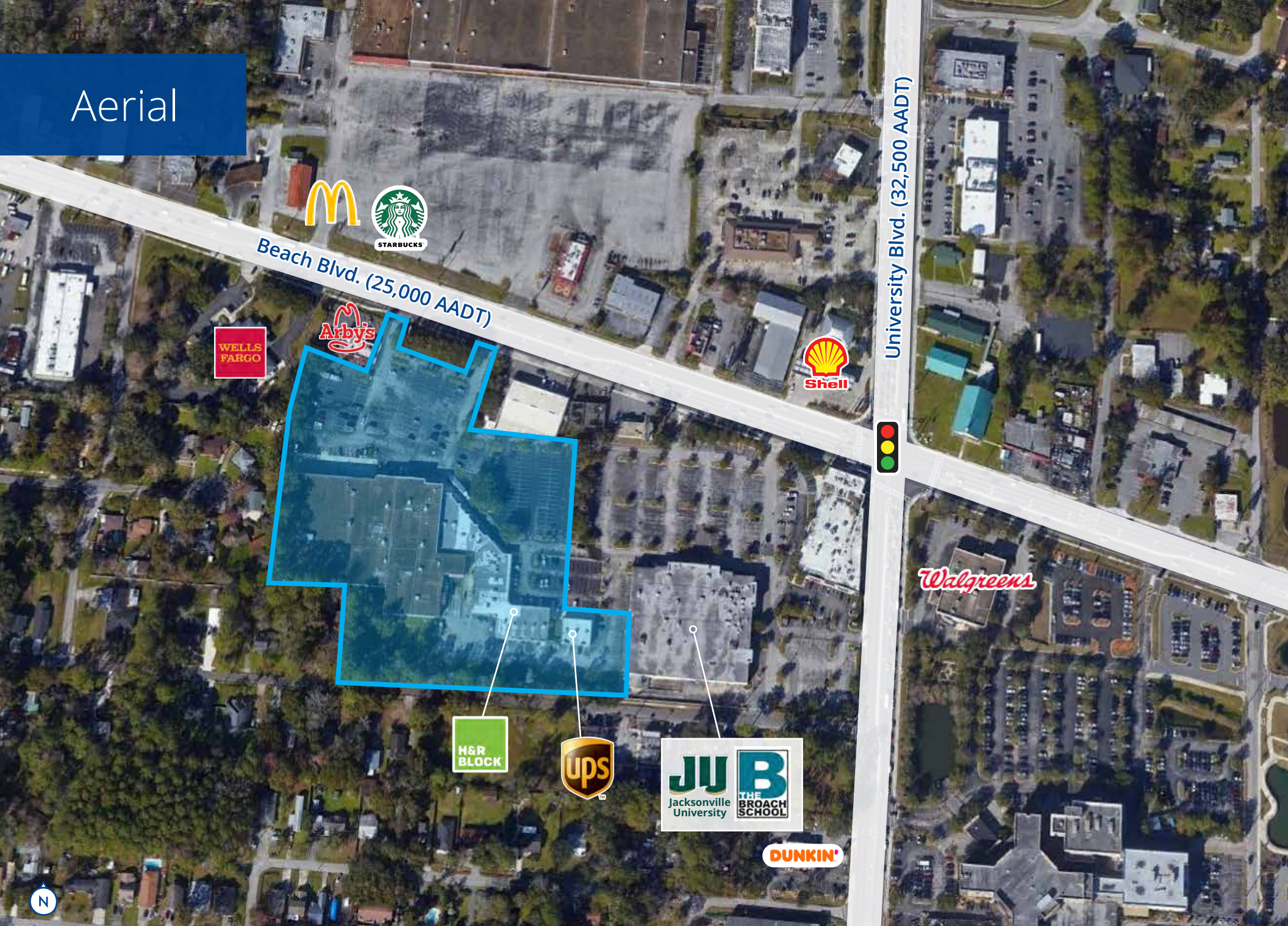
The subject property is adjacent to a 60,000± SF educational facility that contains Jacksonville University's Healthcare Simulation Center (HSC) and The Broach School, a local school with five campuses. HSC provides learners with an experiential, safe and conducive educational environment that utilizes simulation to create a realistic learning experience. It serves first responders such as emergency care technicians (EMT), nurses, physicians in training, police, firemen and other hospital-related personnel.

Across the street from the subject property is Memorial Hospital, owned by HCA Healthcare, a publicly owned healthcare company. This is a 454-bed acute care hospital offering a full line of services. The ancillary users that complement the hospital include Brooks Rehabilitation Center, which is a 160-bed hospital accredited in stroke, spinal cord injury, brain injury, pain, pediatrics and general medical rehabilitation.

Hundreds of thousands of square feet of medical-related offices surround the Memorial Hospital and Brooks 50-acre campuses to serve the medical requirements of this major medical center on both Beach Boulevard and University Boulevard.

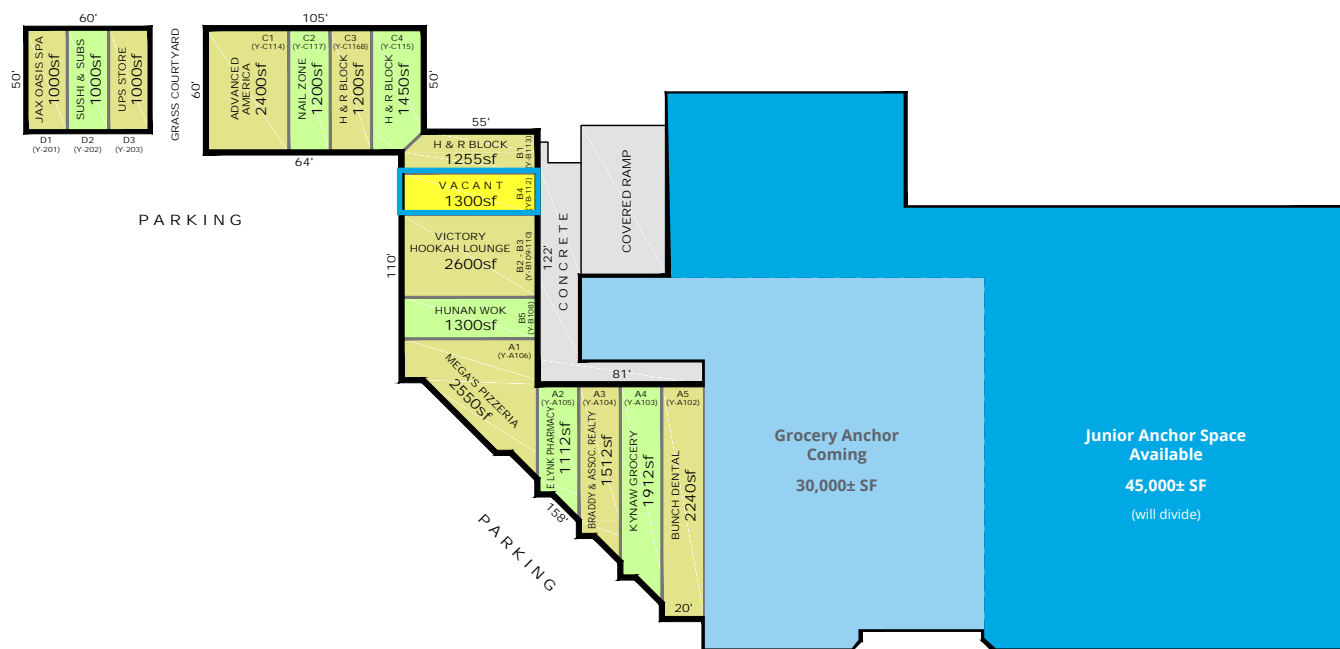


# Aerial





# Tenants



Suite #	Tenant	Size (SF)
A 101-A* <sup>1</sup>	Available	45,000 SF
A 101-B*	Grocery Anchor	30,000 SF
A 102	Bunch Dentistry	2,240 SF
A 103	Kynaw Grocery	1,912 SF
A 104	Braddy & Associates Realty	1,512 SF
A 105	E-Lynk Pharmacy	1,112 SF
A 106	Now merged with A 107	-
A 107	Mega's Pizzeria	2,550 SF
B 108	Hunan Wok	1,300 SF

\*Loading facilities

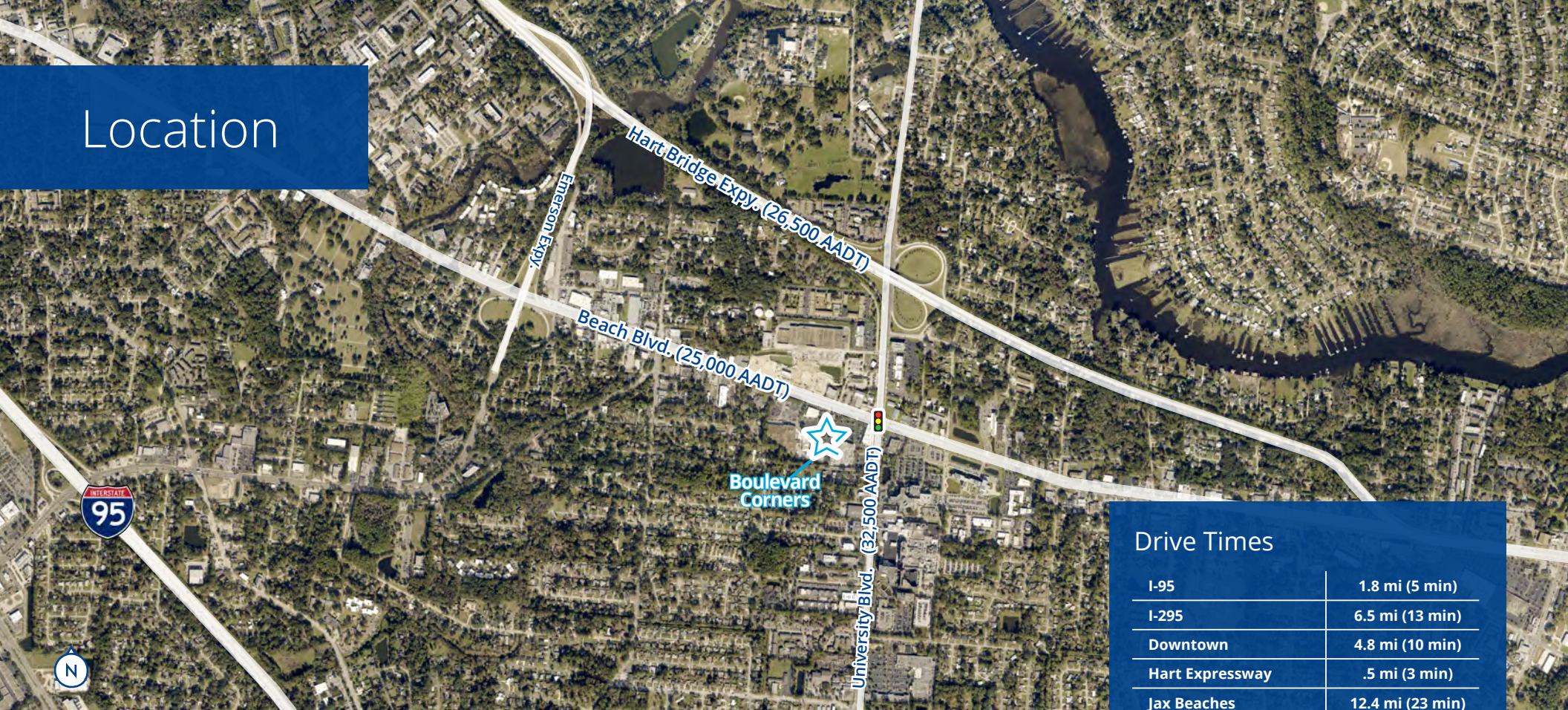
<sup>1</sup>Can be demised

Suite #	Tenant	Size (SF)
B 109	Victory Hookah Lounge	2,600 SF
B 112	Vacant	1,300 SF
C 113 - C 116	H&R Block	3,905 SF
C 117	Nail Zone	1,200 SF
C 114	Advanced America #232-R Purpose Financial	2,400 SF
D 203	UPS Store	1,000 SF
D 202	Sushi Subs	1,000 SF
D 201	Jax Oasis Spa, LLC	1,000 SF

**Total SF 100,589± SF**



# Location



## Drive Times

I-95	1.8 mi (5 min)
I-295	6.5 mi (13 min)
Downtown	4.8 mi (10 min)
Hart Expressway	.5 mi (3 min)
Jax Beaches	12.4 mi (23 min)
Arlington Expressway	2.7 (7 min)
Memorial Hospital	.4 mi (2 min)

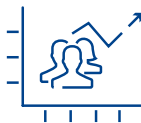
## Area Demographics

Source: ESRI Business Analyst



### Population (2021)

1 Mile: 9,198  
3 Mile: 77,872  
5 Mile: 204,431



### Population Projection (2026)

1 Mile: 9,421  
3 Mile: 82,410  
5 Mile: 218,720



### Daytime Population (2021)

1 Mile: 12,032  
3 Mile: 94,668  
5 Mile: 280,223

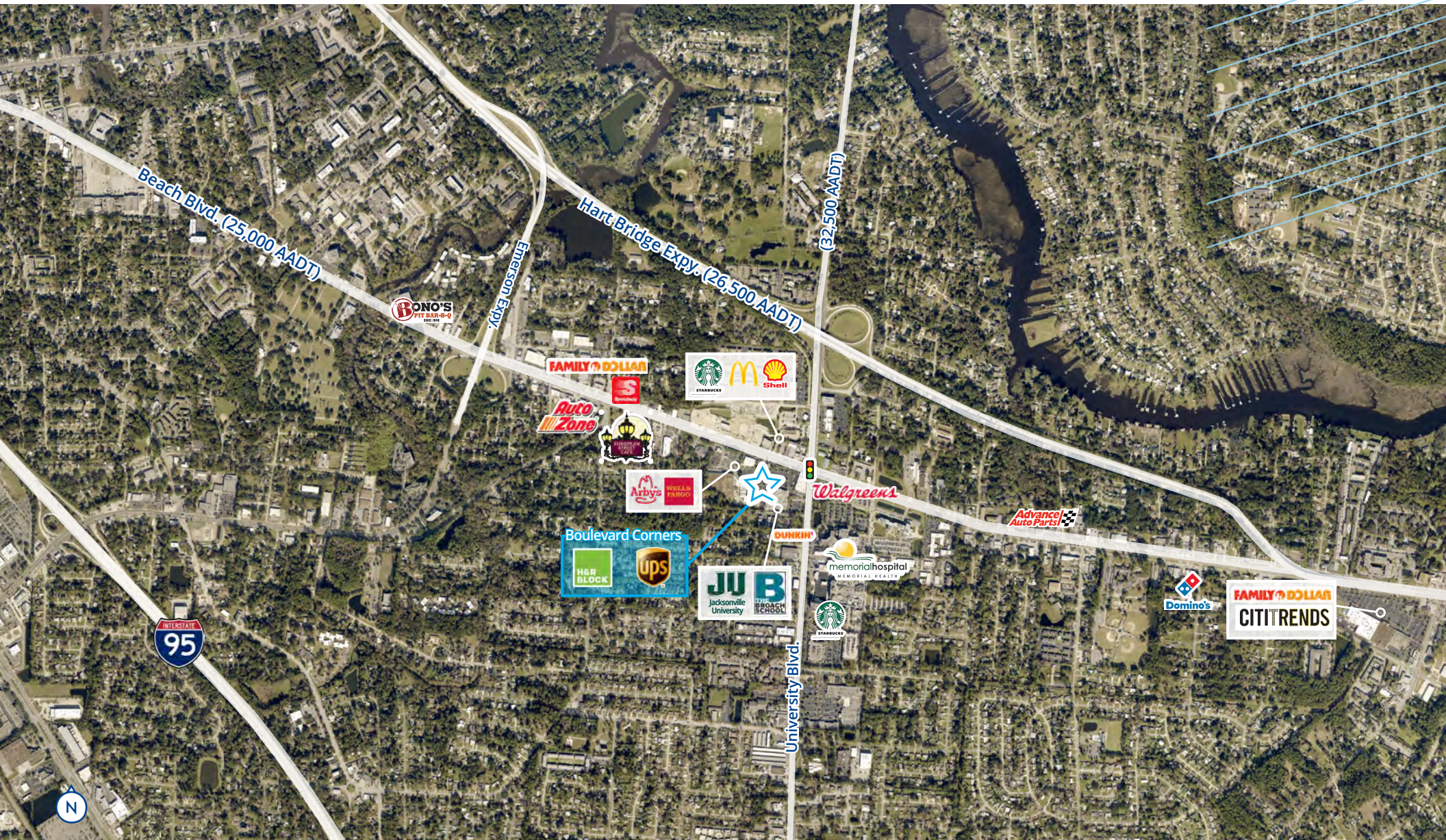


### Ave. Household Income (2021)

1 Mile: \$63,454  
3 Mile: \$63,561  
5 Mile: \$68,277

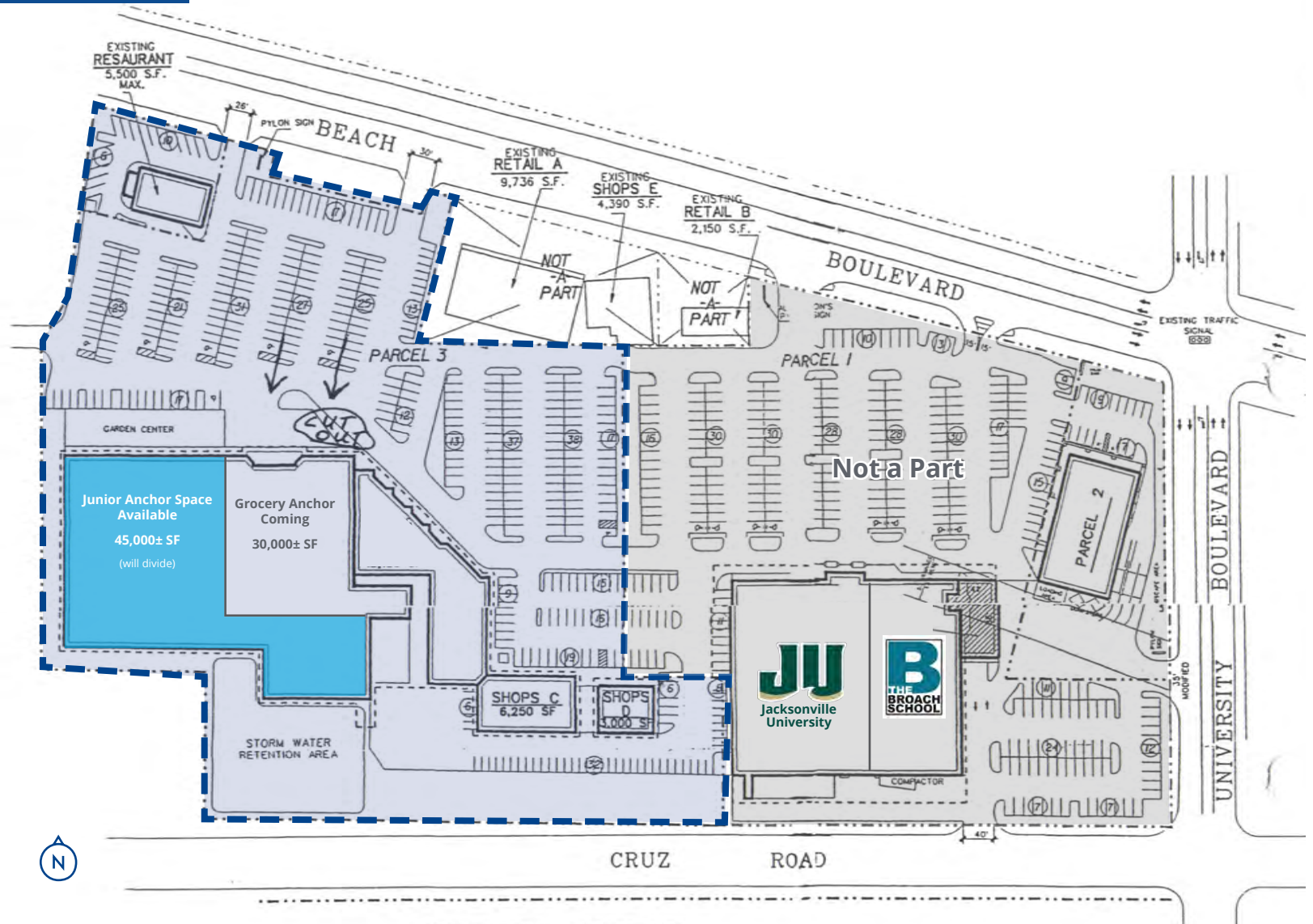


# Area Retail



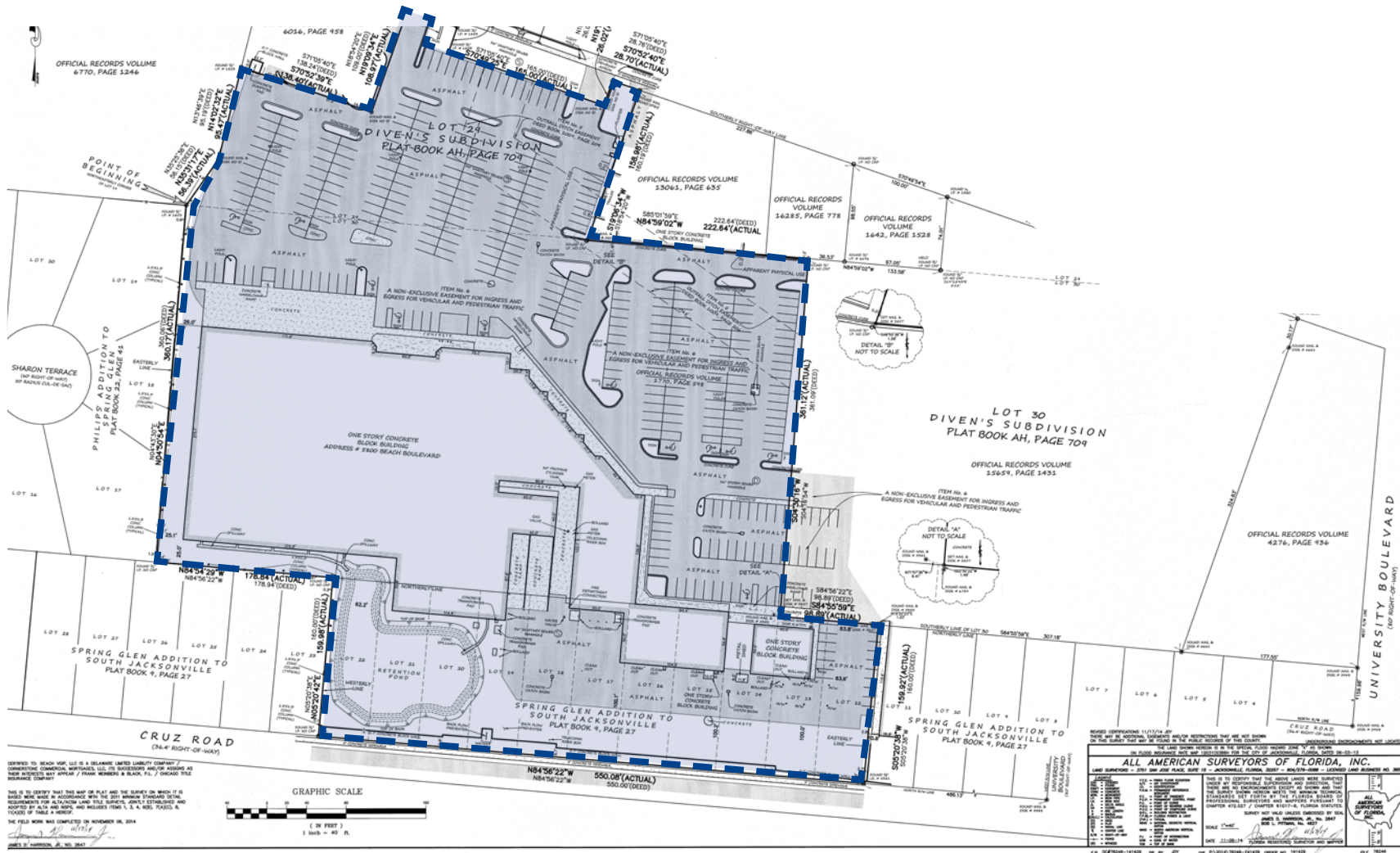


# Site Plan





# Survey





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## Contact

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