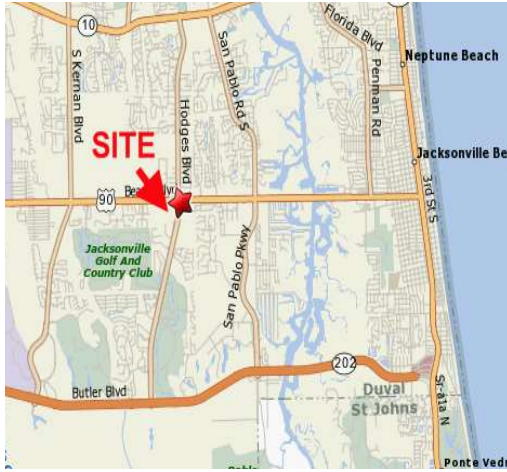


Hodges Pointe Plaza



13500 Beach Boulevard, Jacksonville, FL 32224

LOCATION ZONE: INTRACOASTAL WEST



Located at the heavily traveled intersection of Beach Boulevard and Hodges Boulevard

Close proximity to the University of North Florida campus, with over 17,000 students

Residential development with 780 acres and 2,400 homes planned nearby

TENANTS

- PDQ
- Firehouse Subs
- Panda Express
- Miller's Ale House
- Orange Theory Fitness
- Chipotle
- Verizon Wireless

CO-TENANTS

- Walmart

LEASING CONTACT

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SLEIMAN

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Jacksonville, FL 32216

904-731-8806

SLEIMAN.COM



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	11,066	76,467	184,458
2027 Population Projected	12,025 1.7%	82,388 1.5%	194,680 1.1%
Income	\$116,153	\$88,369	\$96,615
Households	4,630	30,276	74,545
Median Age	36.5	36.4	37.0

Hodges Pointe Plaza

13500 Beach Boulevard, Jacksonville, FL 32224



SLEIMAN

LOCATION ZONE: Intracoastal West



TENANT	ADDRESS	SIZE
SALSAS MEXICAN RESTAURANT	13500-46	4,176 sf
ACCOUNTING & TAX	13500-45	1,200 sf
GOOD WILL (DROP OFF ONLY)	13500-44	1,541 sf
ORANGE TREE	13500-43	1,200 sf
T-MOBILE	13500-40	2,666 sf
MODISH NAILS	13500-39	2,500 sf
WILD PIE	13500-36	2,439 sf
KID TO KID 2	13500-33	4,000 sf
ORANGE THEORY FITNESS	13500-30	3,600 sf
AVAILABLE	13500-29	1,300 sf
MISTEA	13500-28	1,200 sf
H.K. DIM SUM	13500-25	4,357 sf
PET SUPERMARKET	13500-12	7,982 sf
UPTOWN CHEAPSKATE	13500-9	4,750 sf
H&R BLOCK	13500-3	1,337 sf
AVAILABLE	13500-28	58,015 sf
AVAILABLE	13500-24	21,985 sf
GAMES GALORE	13500-1	2,170 sf
WAL-MART SUPERCENTER (N.I.C.)	13490	208,497 sf
PDO (BLDG 3,865 sf)	13260	102 ac
IHOP (BLDG 5,746 sf) (N.I.C.)	13250	107 ac
MILLER'S SALE HOUSE (BLDG 9,322 sf)	3238	123 ac
TUTORING CLUB OF HODGES	13546-6	1,435 sf
SUPERCUTS	13546-3	1,164 sf
STAR FIT YOGA	13546-2	1,200 sf
AVAILABLE	13546-1A	1,800 sf
CHIPOTLE	13546-1	2,400 sf
EYEGLOSS WORLD	13534-3	4,560 sf
VERIZON WIRELESS	13534-1	3,500 sf
CHASE BANK (BLDG 5,278 sf)	13520	141 ac
CAR WASH (N.I.C.)	13480	N/A
FIRST WATCH	13470-1	3,500 sf
NOTHING BUNDT CAKES	13470-3	1,648 sf
FIREHOUSE SUBS	13470-4	1,930 sf
PANDA EXPRESS	13460-6	2,100 sf
BARBER STUDIO 904	13460-4	1,150 sf
CARE SPOT (EXPRESS HEALTHCARE)	13460-01	3,250 sf

This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to changes without notice and at the owners discretion. Unit numbers as indicated are not necessarily the actual suite number and are intended for use as reference only.

09/04/2024

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