

FOR LEASE | FOR SALE

DUVAL STATION

14043 N Main Street, Jacksonville, FL 32218



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Nancy Sumner
VICE PRESIDENT
nancysummer@katzretail.com
(404) 561-9447

Katy Figg
VICE PRESIDENT
katyfigg@katzretail.com
(704) 298-9464

Property Overview

HIGHLIGHTS

- 9-acre mixed-use development with build to suit, pad purchase, and ground lease opportunities for retail, medical, and office users
- Strategically located less than one mile from UF Health North and adjacent to a growing healthcare corridor anchored by primary care, specialty medical, and veterans' healthcare providers.
- Positioned between I-95 and I-295 with convenient access to Jacksonville International Airport, River City Marketplace, and Jacksonville's expanding Northside employment base.
- Serving a rapidly growing residential trade area projected to exceed 91,000 households within 10 miles by 2029

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
--	--------	---------	---------

POPULATION	5,664	28,678	67,068
------------	-------	--------	--------

HOUSEHOLDS	2,156	10,811	24,859
------------	-------	--------	--------

EMPLOYEES	4,584	22,952	53,787
-----------	-------	--------	--------

DAYTIME POPULATION	6,428	30,221	62,903
--------------------	-------	--------	--------

AVERAGE HH INCOME	\$110,117	\$104,360	\$106,351
-------------------	-----------	-----------	-----------

	5 MINUTES	10 MINUTES	15 MINUTES
--	-----------	------------	------------

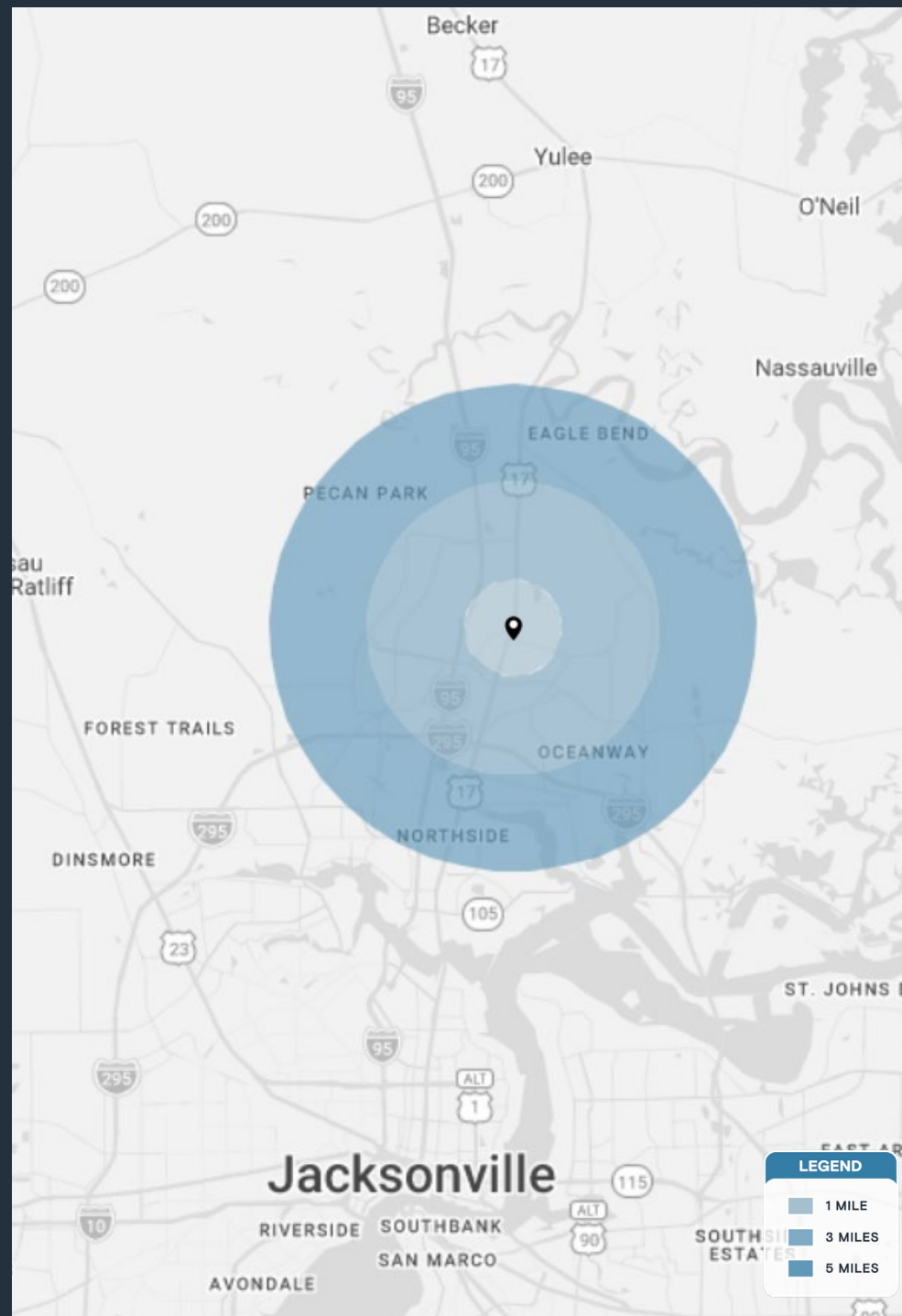
POPULATION	11,302	38,201	83,807
------------	--------	--------	--------

HOUSEHOLDS	4,359	14,546	31,553
------------	-------	--------	--------

EMPLOYEES	9,092	30,708	67,036
-----------	-------	--------	--------

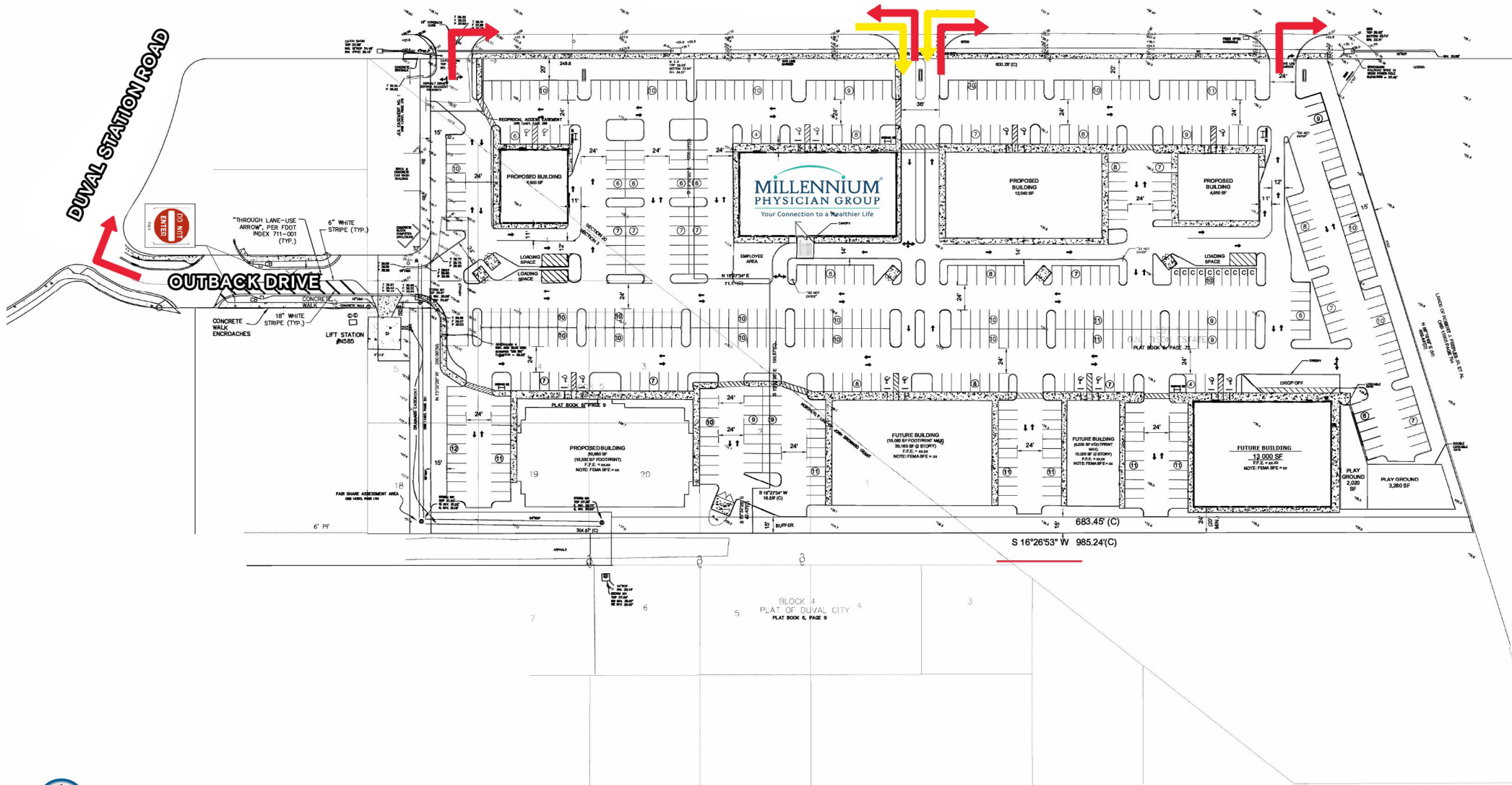
DAYTIME POPULATION	15,123	37,433	79,823
--------------------	--------	--------	--------

AVERAGE HH INCOME	\$102,729	\$102,084	\$95,471
-------------------	-----------	-----------	----------





MAIN STREET - 12,900 AADT







Contact Brokers

Katy Figg

VICE PRESIDENT

katyfigg@katzretail.com

(704) 298-9464

Nancy Sumner

VICE PRESIDENT

nancysumner@katzretail.com

(404) 561-9447



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 08.26.26