



For Lease

Lease rate:

\$18.00

Per SF (Modified Gross)

(Includes water, sewer,  
dumpster, property  
maintenance, RE taxes,  
RE insurance)

Contact us:

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# St. Johns Square Retail Center

## 4555 St Johns Ave, Jacksonville, FL 32210

### 11,600± SF Retail Shopping Center

- Positioned in the highly-sought Riverside/Ortega retail submarket, located just one block west of Roosevelt Boulevard and one block east of Blanding Boulevard
- Signage available on both building and pylon
- Well-lit front parking area equipped with security cameras
- Site offers easy access to interstates (I-10, I-95 and I-295)
- Property is zoned PUD (commercial)
- Excellent tenant mix

### Available Suites

- **Suite 1:** 1,500± SF (former salon)
- **Suite 2:** 1,500± SF (former clothing store)
- **Suite 3:** 1,500± SF (open floor plan)
- **Suite 7/8:** 1,600± SF (former pet salon)

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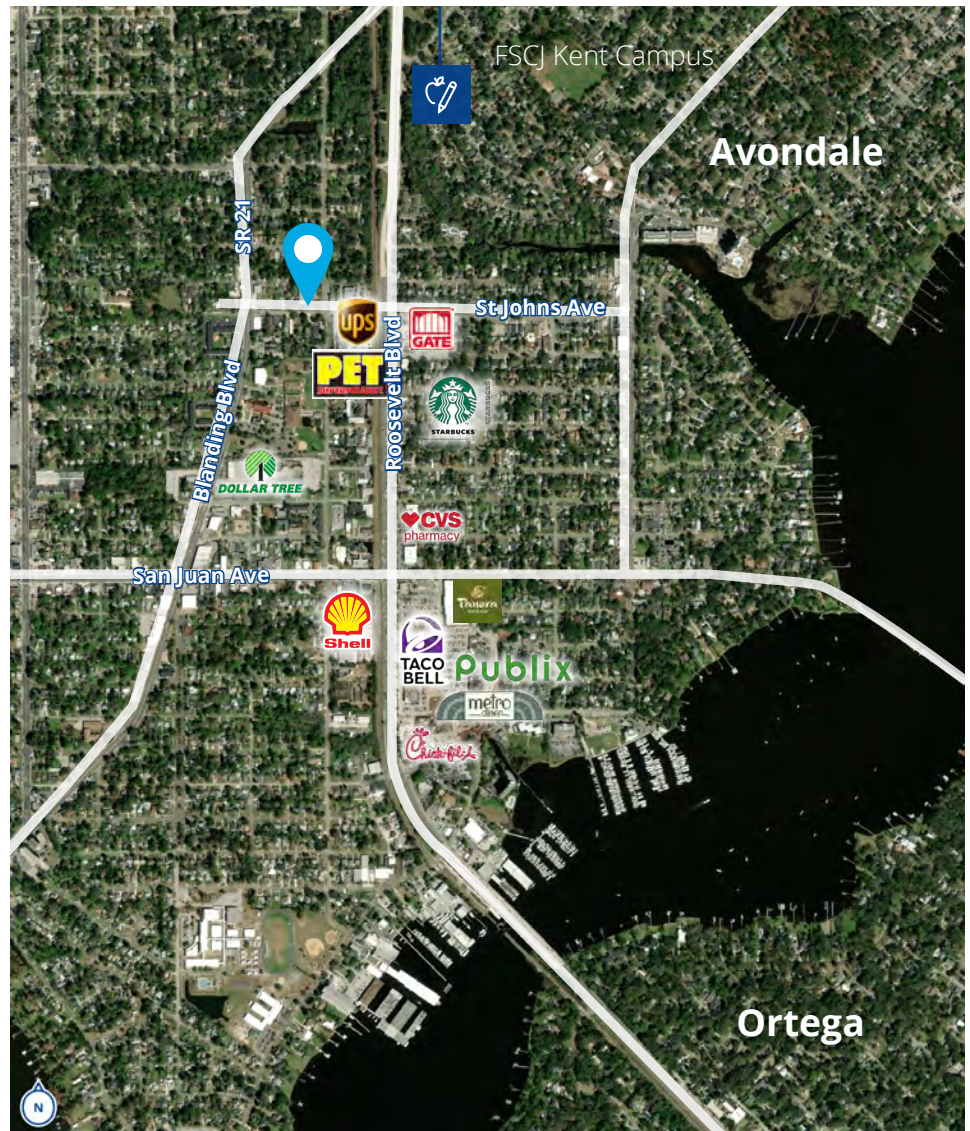
# Location & Access

## Travel Distances

Florida State College  
Jacksonville Kent  
Campus 1 mile

Five Points/Riverside 2 miles

Downtown  
Jacksonville 5 miles



## 3 mi. Area Demographics

Source: ESRI Business Analyst



2025 Estimated  
Population

77,045



2025 Estimated  
Household Income

\$94,748



2030 Projected  
Population

77,858



2030 Projected  
Household Income

\$105,216



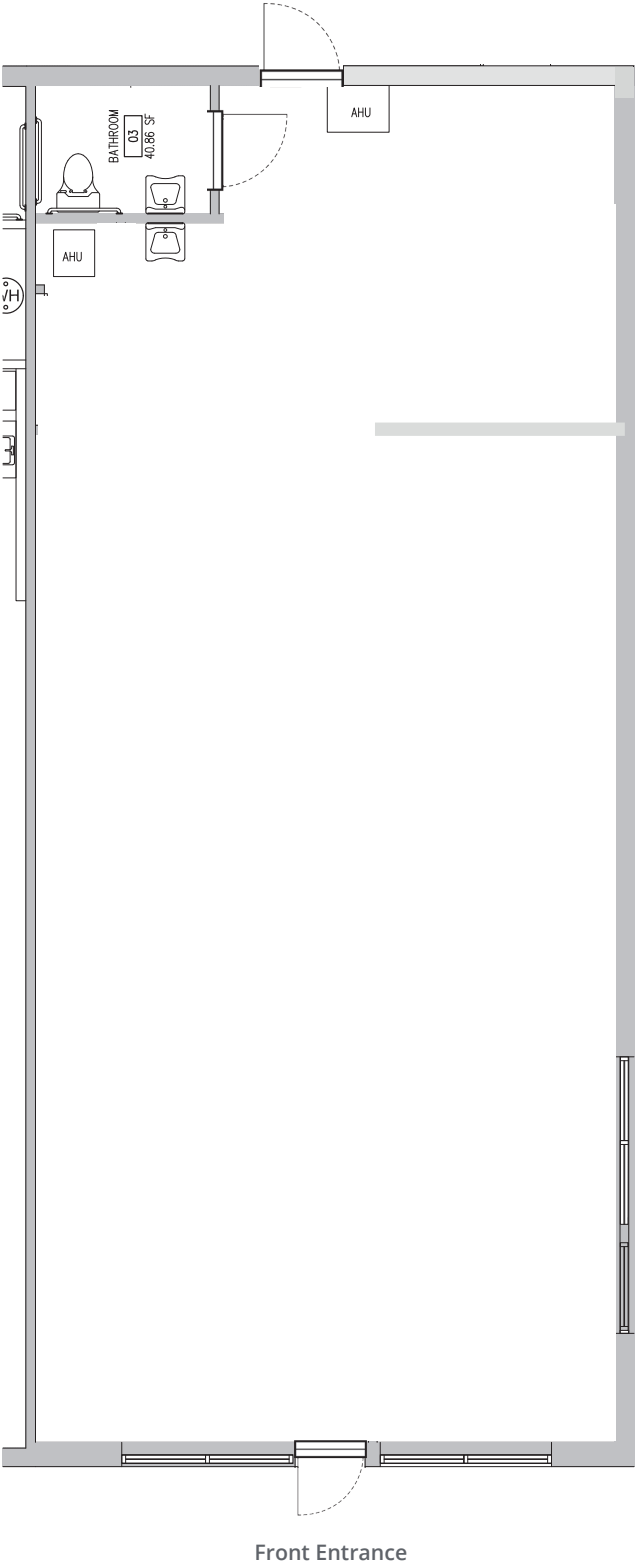
# Available Space



Suite	Tenant	Size
1	Available	1,500± SF
2	Available	1,500± SF
3	Available	1,500± SF
4	Body Art Studio	1,500± SF
5	R&T Events and Decor	3,200± SF
6	Auto Detailer	800± SF
7 - 8	Available	1,600± SF

# Floor Plan

Suite 3 | 1,500± SF





St Johns Square Retail Center | For Lease

# Photo Gallery



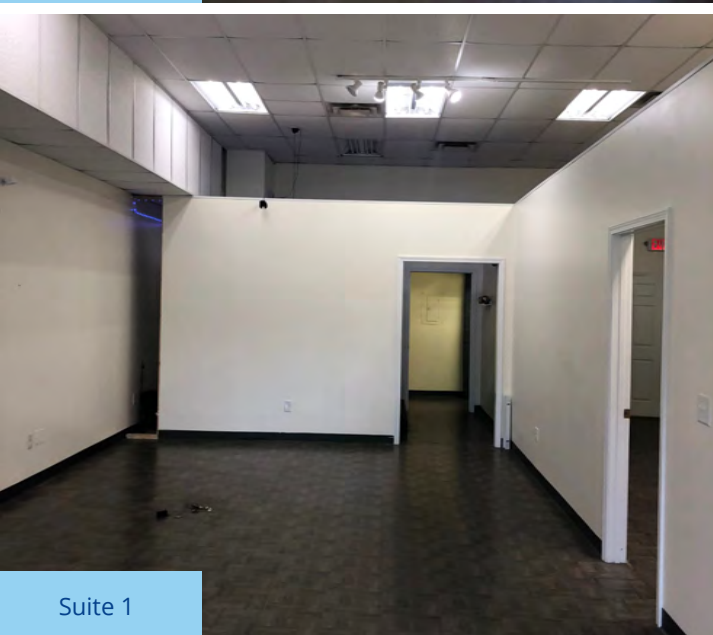
Suite 1



Suite 1



Suite 1



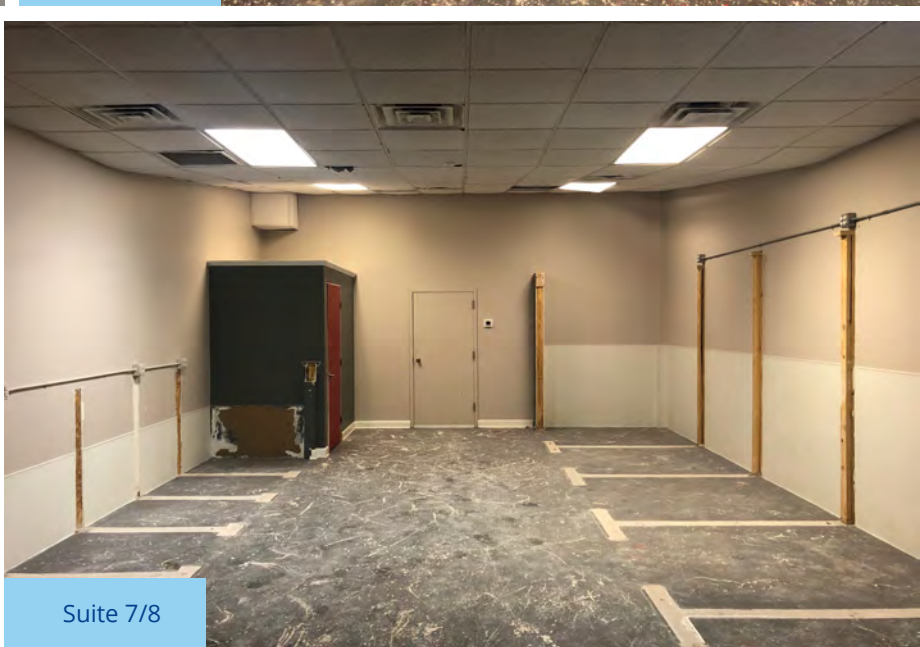
Suite 1



Suite 7/8



Suite 7/8



Suite 7/8



# Property Gallery

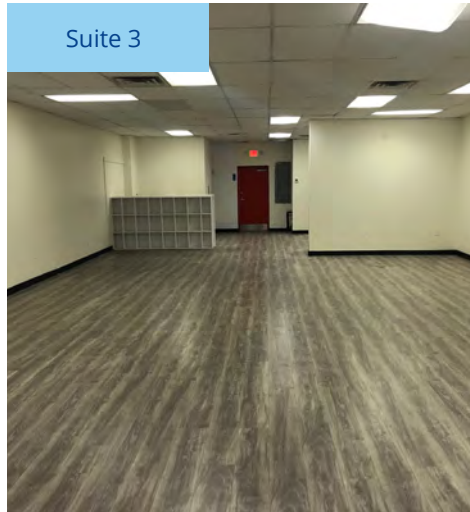
Property Front



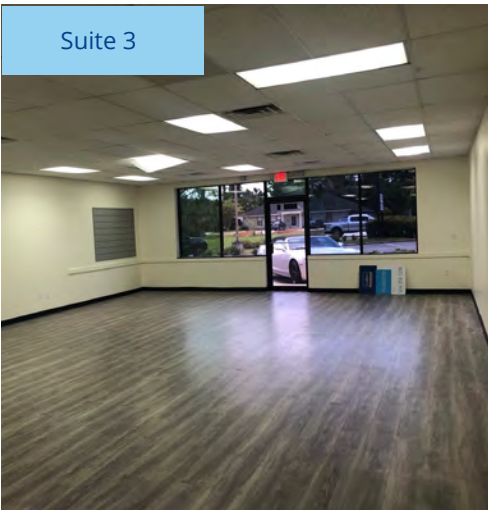
Suite 3



Suite 3



Suite 3



Suite 7/8



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