

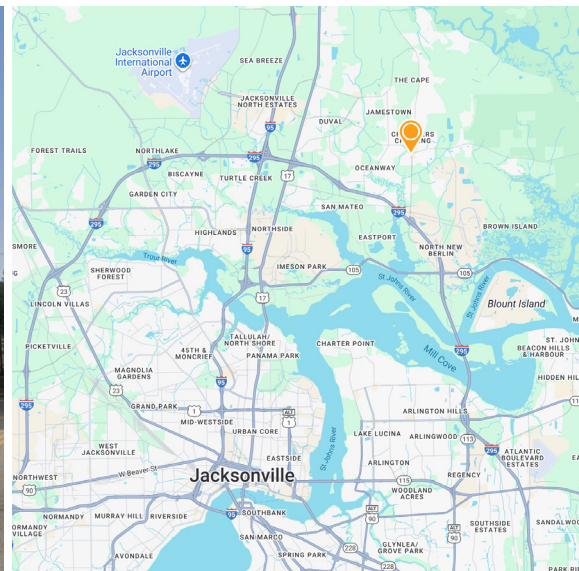
YELLOW BLUFF SQUARE

12400 Yellow Bluff Rd | Jacksonville, FL 32226

FOR LEASE



5,760 SF - Rare 2nd Gen
Restaurant Available



PROPERTY OVERVIEW

- » **Space Available: 5,760 SF - Rare 2nd Gen Restaurant & 1,440 SF Former Yoga Studio**
- » New paint on full exterior, parking enhancements, LED upgrades, & façade improvements
- » Publix-anchored Center, Catty-corner, built in 2022, top 12% Nationwide per placer
- » Easy access to I-295, due to the recent expansion of Alta Drive to four lanes
- » Well positioned with A+ visibility and ample parking
- » Small Shop Opportunities coming
- » **NEARBY RETAILERS:**



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,189	31,517	53,223
Households	1,869	11,322	19,853
Daytime Pop.	3,829	18,955	35,924
Ave. HH Income	\$85,202	\$93,328	\$86,907



RICKY OSTROFSKY (LEAD)
REGIONAL MANAGING DIRECTOR

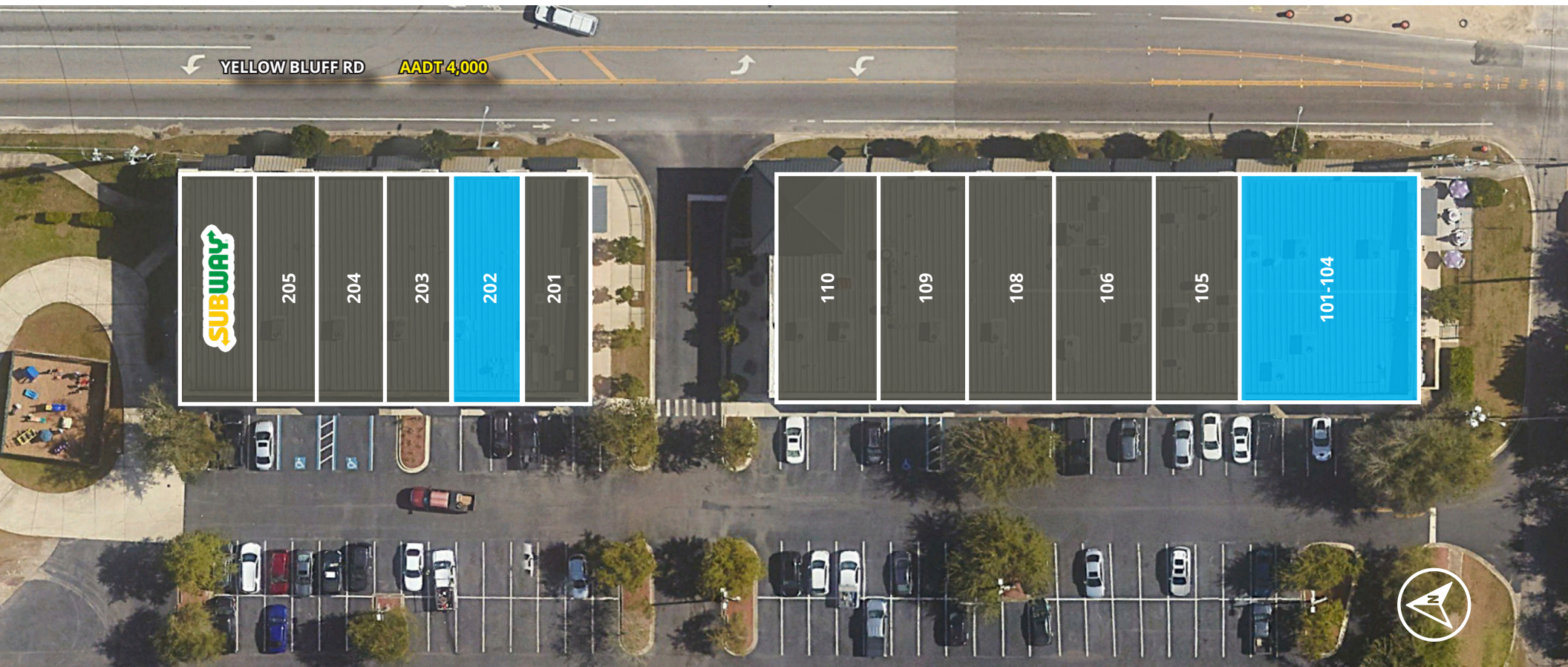
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KAELYN CASSIDY
SENIOR ASSOCIATE

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Various space sizes available – Please Inquire with Agent

SUITE	OCCUPANT	SF	SUITE	OCCUPANT	SF	SUITE	OCCUPANT	SF
101-104	Available – Rare 2nd Gen Restaurant	5,760	109	Lotus Nails	1,800	203	Yellow Bluff Cleaners	1,440
105	Dept of Military Affairs	1,440	110	LaCatrina	2,880	204	Day Care	1,440
106	KT's Pizza	2,160	201	Bubba's Food Mart	2,160	205	Salon Lush	1,440
108	Dean Black	1,080	202	Available Former Yoga Studio	1,440	206	Subway	1,440

Architectural floor plan of a restaurant layout. The plan shows a large rectangular building with a total width of +/- 80' and a total depth of +/- 72'. The layout includes a kitchen area on the left with two hoods (Hood 1 and Hood 2), two walk-in coolers (Walk-In Cooler 1 and Walk-In Cooler 2), a storage room, and a utility room. The main dining area is divided into two open spaces (Open Space 1 and Open Space 2) by a central corridor. To the right of the dining area is a bar/lounge area with a long counter and stools. The rear of the building contains three restrooms (Restroom 1, Restroom 2, and Restroom 3) and two vestibules (Vestibule 1 and Vestibule 2). A patio is located outside the building on the right side. The plan is annotated with numerous dimensions for room sizes, clearances, and furniture placement.

HCA Florida
Memorial Hospital
PROPOSED

- Recent influx of new development along the corridor
- Yellow Bluff Square serves as an extension of the Publix small-shops and the primary convenience-based retail for the entire corridor
- Well-positioned on Yellow Bluff Road and located just off of the lighted intersection
- Tenant signage is right up on the road with excellent visibility to the vehicle traffic and foot-traffic
- Multiple points of access from Yellow Bluff Rd and the side streets
- Located just 2 miles north of I-295, Jacksonville's primary beltway
- Yellow Bluff Square is along the path of growth in Jacksonville, where suburbs are expanding north just 5 miles north up the road takes you to Yellow Bluff Landing, a master planned community of nearly 700 single-family homes completed in 2017
- An additional ~5 miles north in Nassau county, the Wildlight Master Planned Community currently spans over 2,900 acres and includes over 700 homes. Phase 2 of the Wildlight development is expected to add another 20,000+ homes in the next few decades.

SITE

