

STAND ALONE RETAIL IN PRIME DEVELOPMENT AREA

1030 UNIVERSITY BLVD N, JACKSONVILLE, FL 32211



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	2,991 SF
Available SF:	2,991 SF
Lot Size:	0.268 Acres
Number of Units:	6
Year Built:	1963
Renovated:	2025
Zoning:	CCG-2
Market:	Jacksonville
Submarket:	Southside

PROPERTY OVERVIEW

Position your business in a highly visible and easily accessible location on University Boulevard, just minutes from Arlington Expressway and Jacksonville University. This property offers a strong mix of traffic exposure, convenience, and flexibility—ideal for retail, office, or service-oriented tenants.

PROPERTY HIGHLIGHTS

- Excellent visibility and signage opportunity on University Blvd N
- High traffic counts with steady commuter and neighborhood activity
- Flexible floor plan suitable for a variety of uses (retail, office, medical, service)
- Convenient on-site parking for customers and staff
- Proximity to Jacksonville University, residential neighborhoods, and retail corridors
- Easy access to Arlington Expressway, Beach Blvd, and Downtown Jacksonville

VASHA CARTER AMANDA HARDY JEFFREY TERWILLIGER

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607.745.0364

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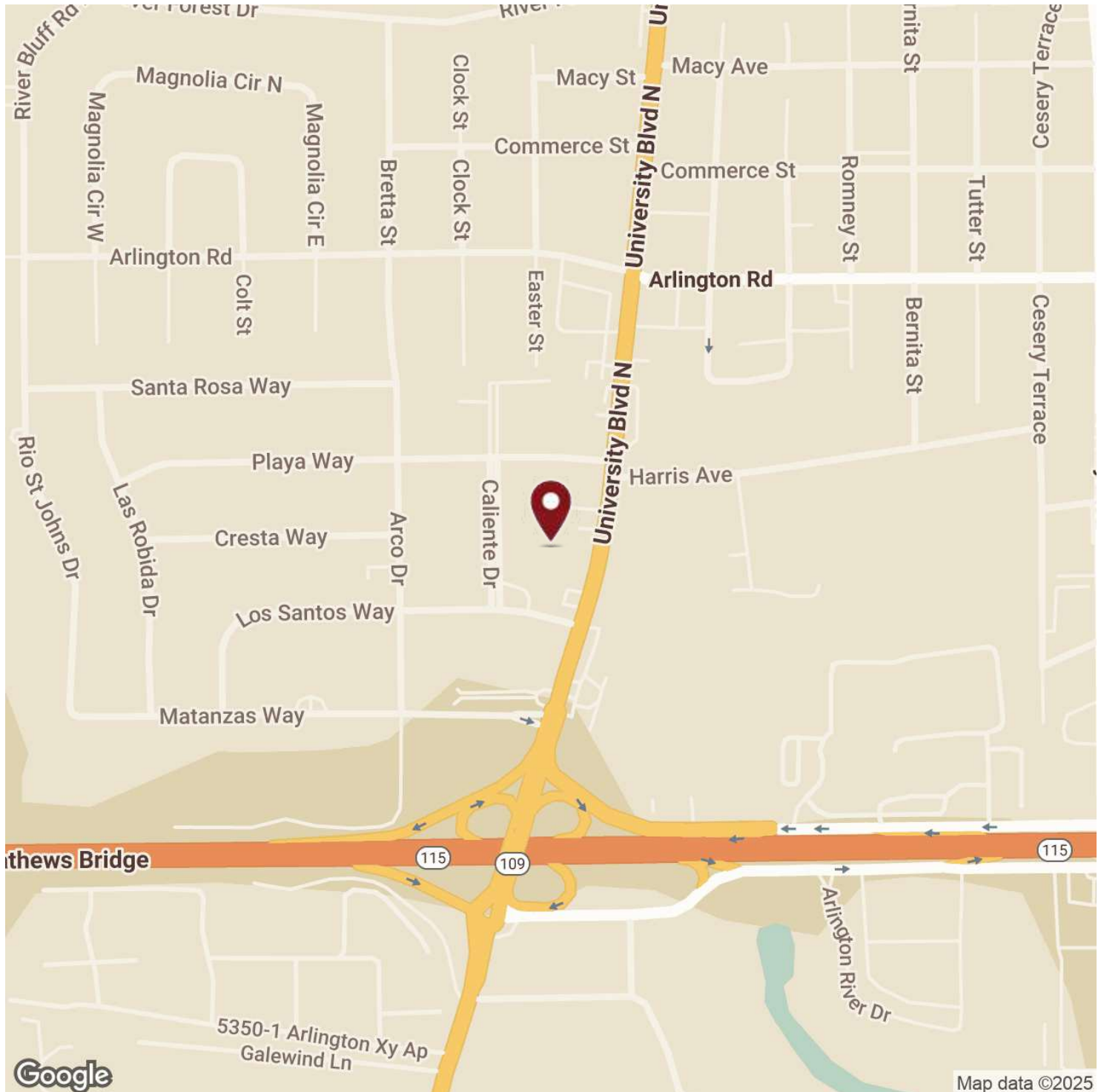
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SVR
Commercial

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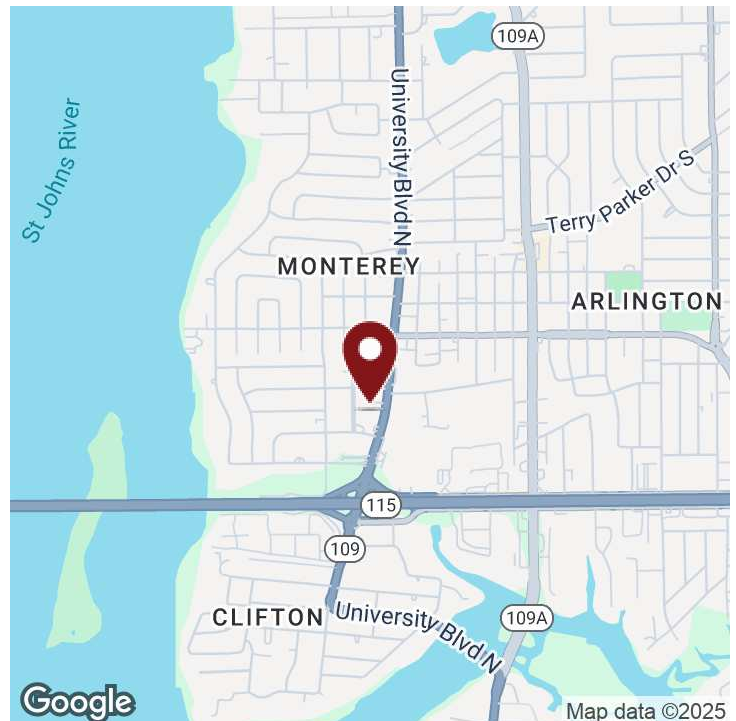
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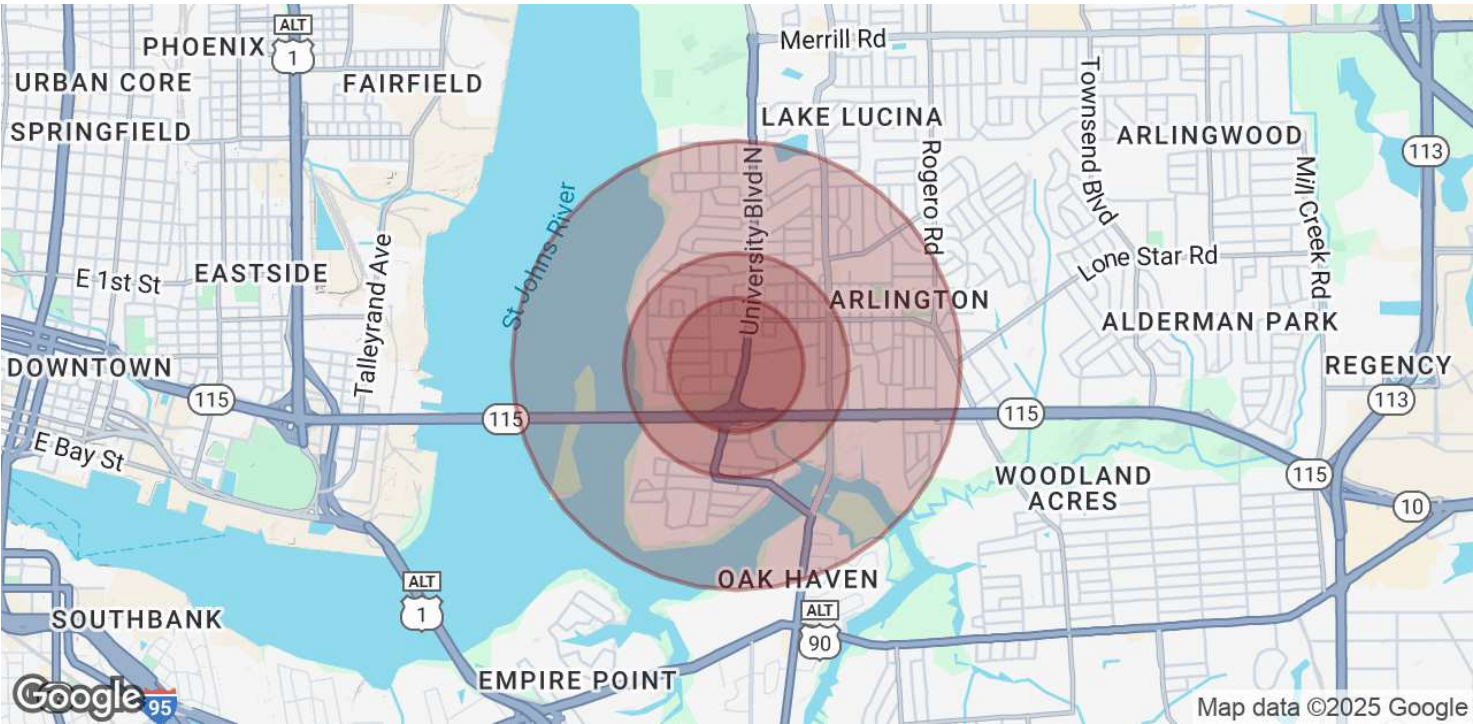
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,134	2,730	8,536
Average Age	42	41	40
Average Age (Male)	41	41	40
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	568	1,293	3,674
# of Persons per HH	2	2.1	2.3
Average HH Income	\$56,253	\$64,138	\$68,277
Average House Value	\$219,523	\$246,256	\$247,901

Demographics data derived from AlphaMap

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