

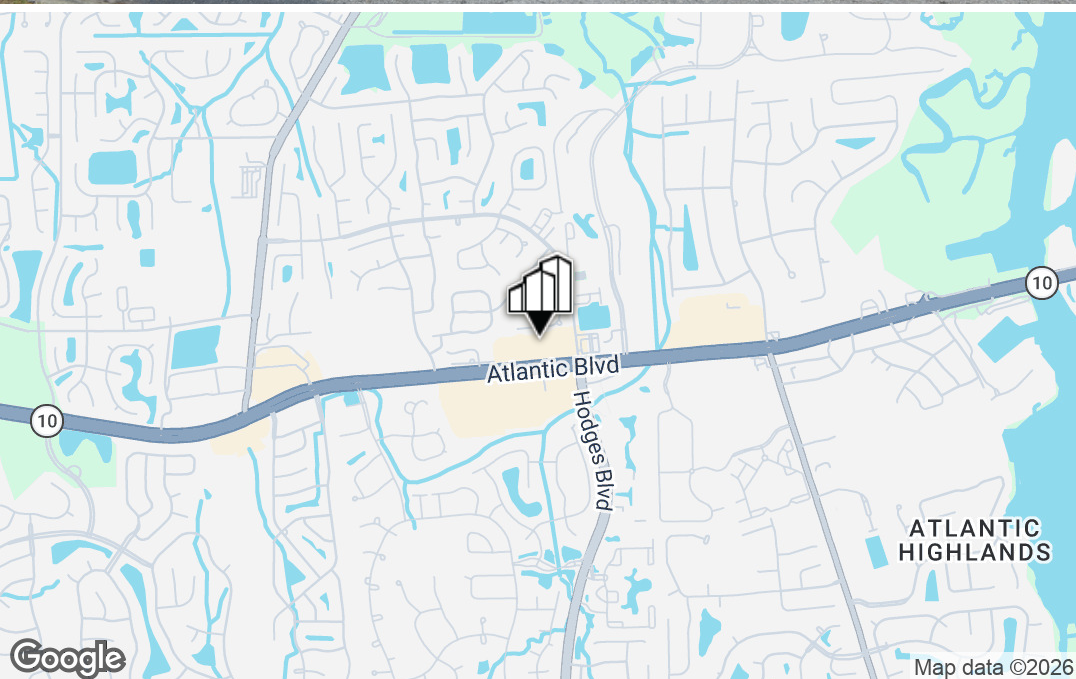
RETAIL PROPERTY FOR LEASE

HARBOR VILLAGE

13245 ATLANTIC BLVD, JACKSONVILLE, FL 32225



PRIMEREALTY



For More Information:

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Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

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OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Building Size:	23,615 SF
Available SF:	2,100 SF
Number of Units:	22
Year Built:	1998
Zoning:	PUD

PROPERTY OVERVIEW

Prime Realty is proud to present, For Lease, this former Chase Bank endcap at Harbor Village. The Property is located on Atlantic Blvd (62,000 VPD) - one of the main East-West arteries connecting the Beaches of Jacksonville to the rest of the city. The Property is situated in a thriving retail corridor, surrounded by local, regional, and national retailers, including Harbour Dental, Chick-fil-A Outback Steakhouse, Crunch Fitness, Publix, Lowes, and Home Depot.

PROPERTY HIGHLIGHTS

- **Fully Built Out.** The Space is fully built out as a Chase Bank branch
- **Endcap Unit.** Western Endcap unit with highly visible building signage
- **High-traffic retail Corridor.** Located on Atlantic Blvd (62,000 VPD) surrounded by local, regional, and national retailers
- **Densely Populated.** 79,000 residents within a 3-mile radius

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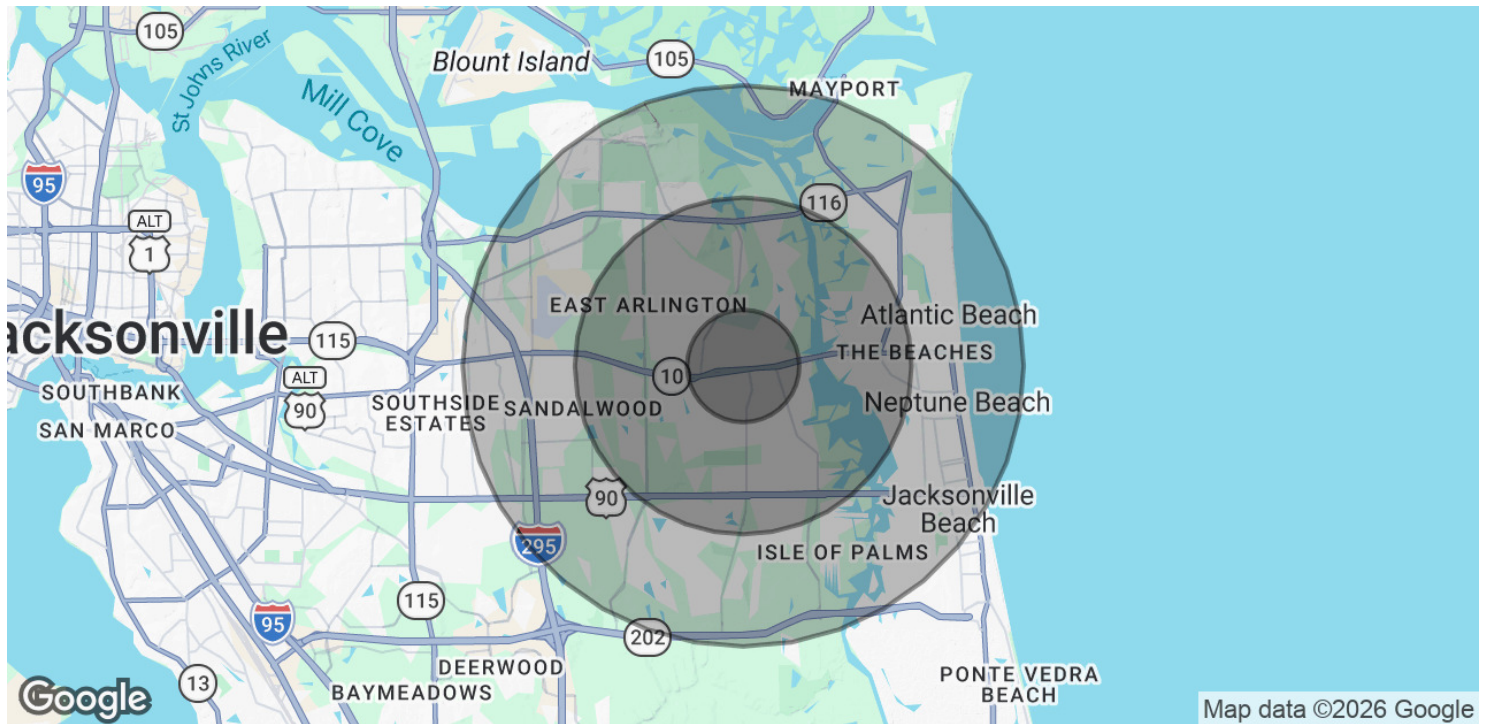
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,499	79,915	187,111
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,315	31,432	75,292
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$111,270	\$118,111	\$115,272
Average House Value	\$420,066	\$423,432	\$437,012

Demographics data derived from AlphaMap

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