

HODGES PLAZA OUTPARCEL

13799 Beach Blvd | Retail for Lease



PROPERTY OVERVIEW

13799 Beach Blvd

Availability: ~5,046 SF

Access: 2 Points of Ingress & Egress

Signalization: Signalized intersection at Beach Blvd & Discovery Way

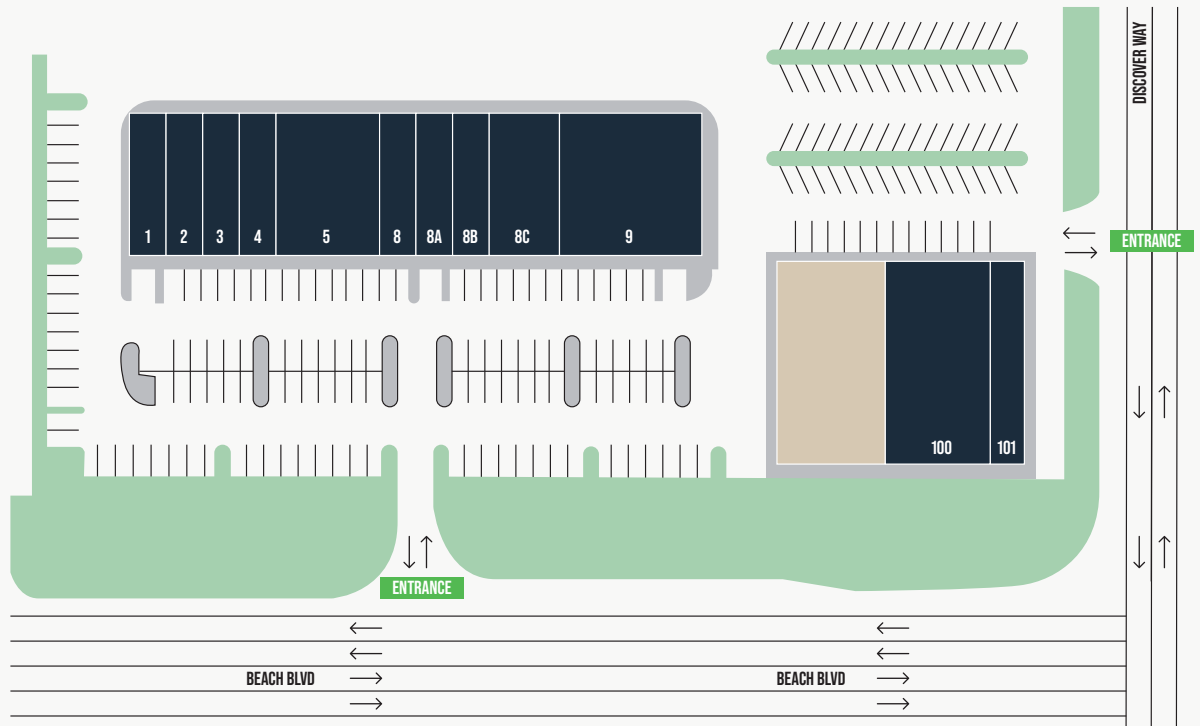
Parking: ±180 non-exclusive parking spaces

Visibility: Strong visibility from Beach Boulevard



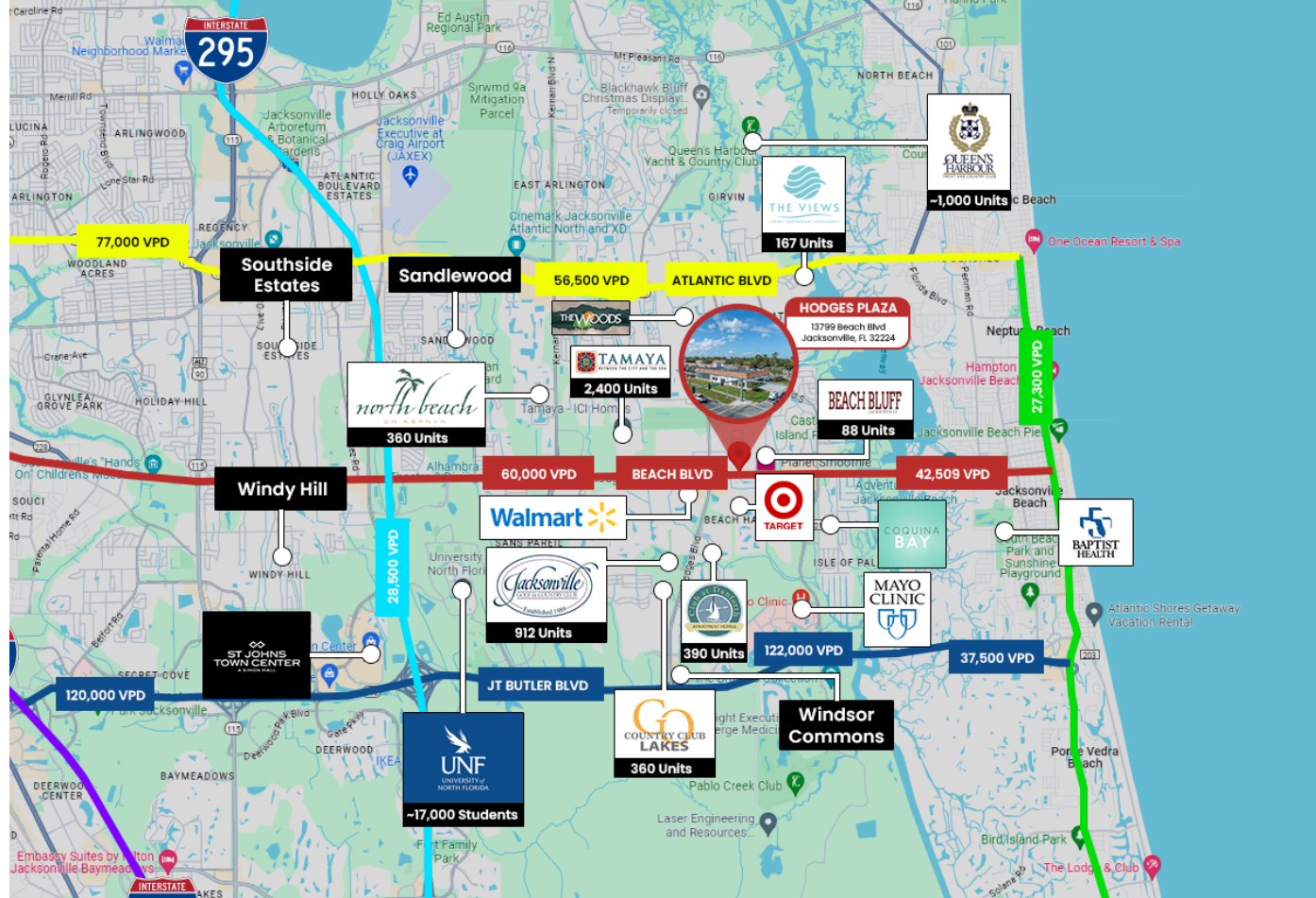
TENANT ROSTER

Suite	Tenant	Approx. SF
1.	McFlamingo	1,600
2.	Curaleaf	1,300
3.	Oceana Diner	1,218
4.	Z&G Luxury Hair Studio	1,614
5.	Timeout Sports Grill	4,800
8.	Four Seasons	1,280
8A.	Lynnyx Beauty	1,300
8B.	Pizza Hut / Wing Street	1,600
8C.	OMG Nails & Spa	2,600
9.	Daruma Japanese Steak house	7,120
09.	Wells Fargo ATM	20
100.	La Nopalera	4,000
101.	AVAILABLE FOR LEASE	5,046



ABOUT THE AREA

Hodges Plaza sits at the signalized intersection of Beach Blvd (53,723 VPD) and Hodges Blvd (26,000 VPD)—one of Jacksonville’s highest-visibility corridors. Within a 5-mile radius, the **population exceeds 169,923** with an **average household income over \$108,628**. The center benefits from proximity to Mayo Clinic, UNF, and Jacksonville Beach, drawing consistent traffic from residents, professionals, and visitors alike.



DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
Population	38,636	165,933	430,628
Median Age	38.8	38.5	38
Households	16,236	68,659	175,816
Avg HH Income	\$114,824	\$111,346	\$96,867

Collection Street	Cross Street	Traffic Volume
Hodges Blvd	Beach Blvd	53,723

Sourced From CoStar

COMPLIMENTARY ANCHORS & NEIGHBORS



ABOUT JACKSONVILLE



#1 MOST POPULOUS CITY IN FLORIDA

Jacksonville is one of the fastest-growing cities in the Southeast with part of a metro area of **1.7M+** and over **985,000** residents (U.S. Census Bureau, 2023).



TOP 10 U.S. CITY FOR GROWTH

Jacksonville ranks in the top 10 for **net migration** and **job growth** among major metros (Forbes, 2024).



BUSINESS-FRIENDLY CLIMATE

No state income tax or corporate franchise tax on capital stock. Florida consistently ranks among the **top states for business** (Chief Executive Magazine, 2024).



YOUNG & EDUCATED WORKFORCE

Median age of **38** and access to a **regional labor force of over 850,000** across Northeast Florida.

Jacksonville is Florida's largest city by population and land area — a booming gateway market offering a diverse, growing customer base and dynamic quality of life.



YEAR-ROUND QUALITY OF LIFE

Over **220 days of sunshine** per year, **22 miles of beaches**, a growing downtown, and access to **historic districts**, **family-friendly suburbs**, and **outdoor recreation**.



MAJOR LEAGUE CITY

An NFL market anchored by the **Jacksonville Jaguars**, delivering national exposure and destination events.



STRONG HEALTHCARE & LOGISTICS INFRASTRUCTURE

Home to Mayo Clinic, Baptist Health, UF Health, and a top 3 port in Florida — making it ideal for **medical**, **distribution** and **consumer-facing brands**.

TOP EMPLOYERS IN THE JAX REGION



ABOUT ASHCO

Ashco Centers is a vertically integrated commercial real estate firm based in Jacksonville, Florida, specializing in Class A retail. We offer full-service commercial real estate solutions entirely in-house, including leasing, site selection, design, development, construction, and property management. Our curated portfolio of high-traffic properties supports national retailers, restaurants, boutique brands, medical offices, and local businesses. With landmark locations such as St. Johns Town Center, River City Marketplace, and Jacksonville Beach, we create spaces designed to maximize visibility, drive engagement, and foster long-term success for the communities we serve.

For more than six decades, we've built a reputation for excellence in Jacksonville and beyond. Our commitment to our tenants' success is reflected in our responsiveness, accessibility, and the personal relationships we cultivate with every client.



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ASHCO CENTERS