

Unit 3

For Lease

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 3:** 1,500± SF (open floor plan)

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Lease rate:

\$18.00

Per SF (Modified Gross)

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

Contact us:

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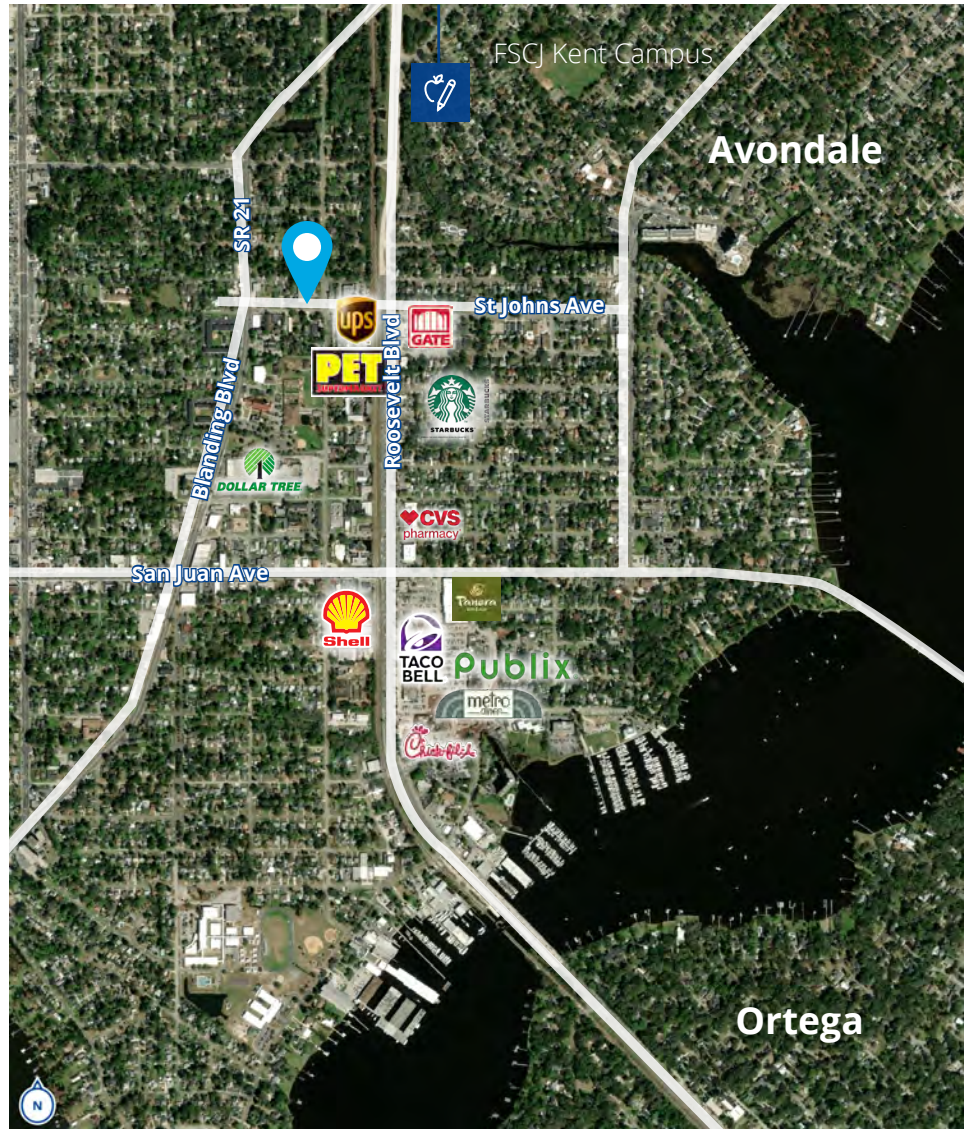
Location & Access

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



2023 Estimated
Population

75,665



2023 Estimated
Household Income

\$83,354



2028 Projected
Population

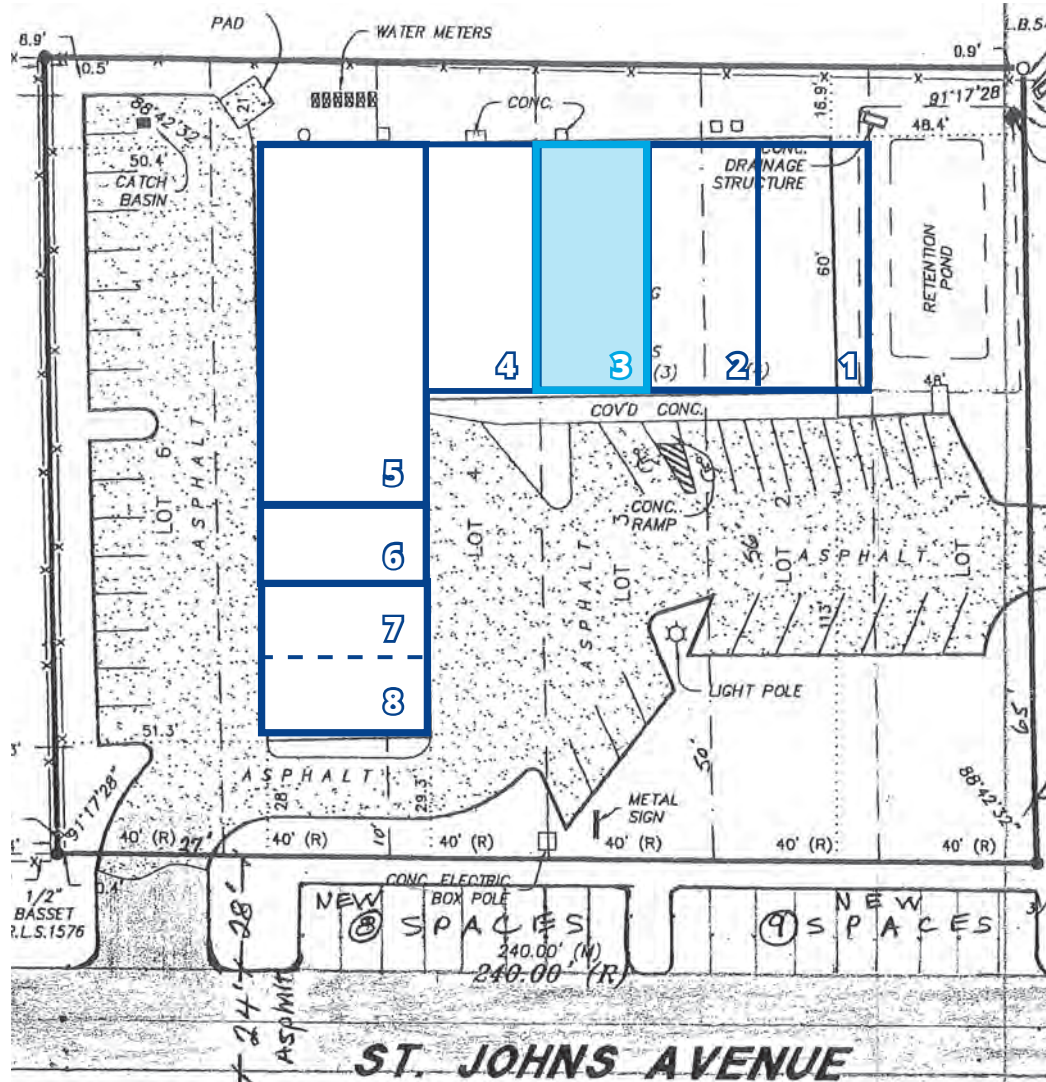
75,331



2028 Projected
Household Income

\$88,005

Available Space



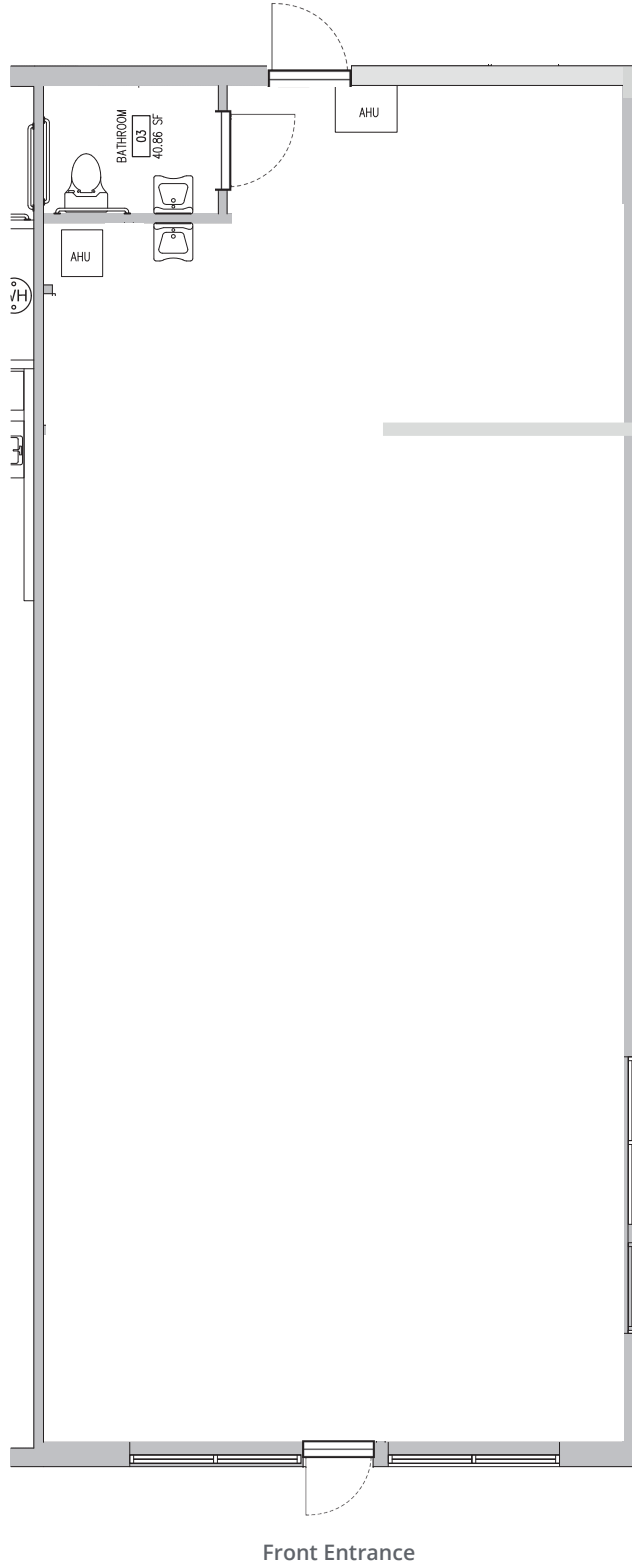
Hamilton Street



Suite	Tenant	Size
1	Microblading Salon	1,500± SF
2	Scrub Central	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	Pet Salon & Hotel	1,600± SF

Floor Plan

Suite 3 | 1,500± SF



Property Gallery

Property Front



Suite 3



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