

FOR LEASE

SHOPS AT JULINGTON CREEK

12795 San Jose Boulevard, Jacksonville, FL 32223



±1,455 SF UP TO ±2,970 SF SPACE AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Nancy Sumner
VICE PRESIDENT
nancysumner@katzretail.com
(404) 561-9447

Katy Figg
VICE PRESIDENT
katyfigg@katzretail.com
(704) 298-9464

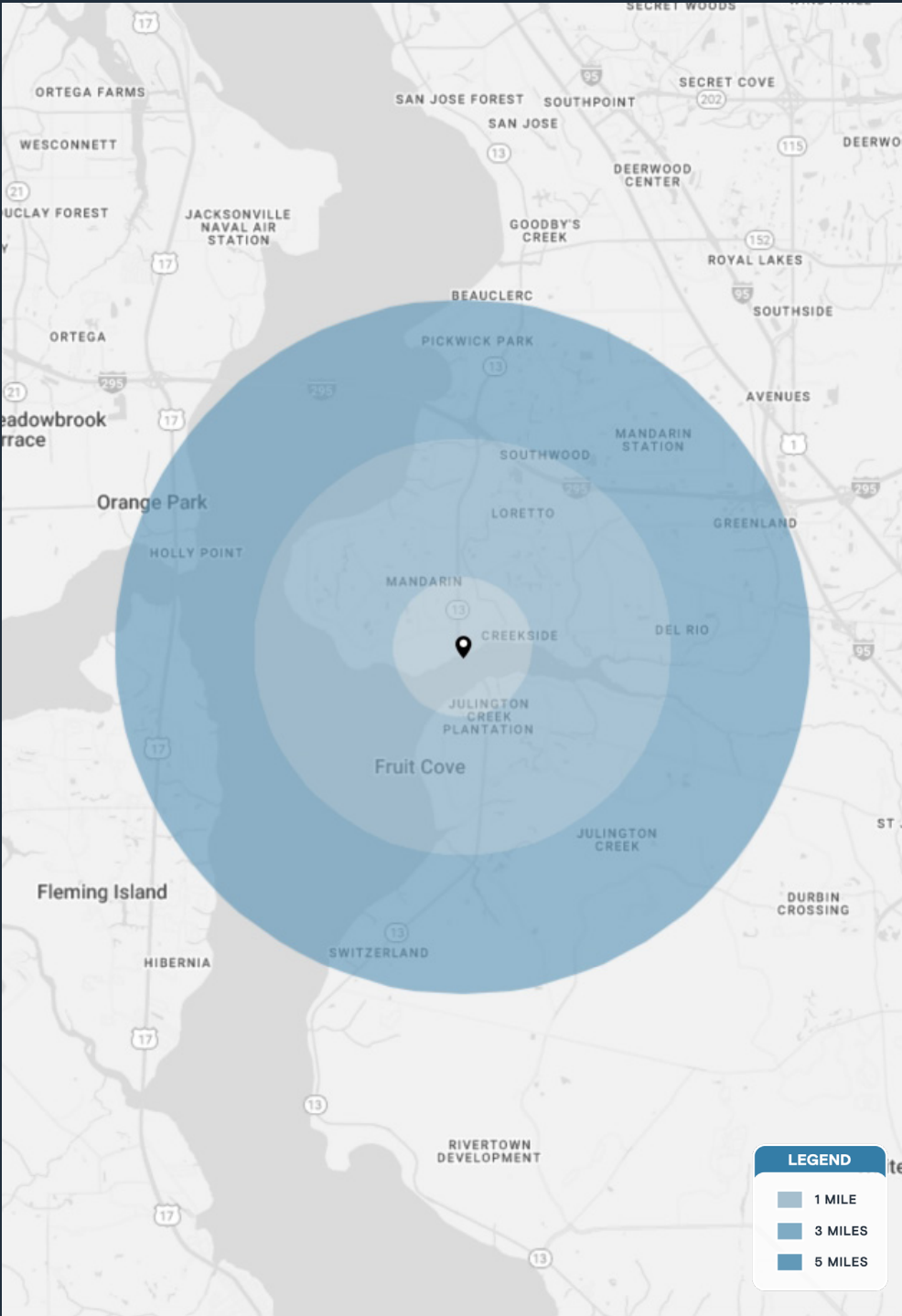
Property Overview

HIGHLIGHTS

- The Shops at Julington Creek is located on the SE corner of San Jose Boulevard and Julington Creek Road in Jacksonville, Florida.
- The center lies along the coast of Julington Creek, providing shopping and services to the port's visitors, and is anchored by The Fresh Market.
- Average Household Income is over \$138,523 within a 1 mile radius
- Property is fronted on highly traveled San Jose Boulevard with over ±45,000 average daily traffic
- In close proximity to Julington Creek Plantation. The prestigious community comprises of over 5,800 homes across 4,000 acres.
- According to Site Selection Group Blog's 2023 list, Jacksonville MSA is #9 for highest projected 5-year population growth in U.S.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,112	44,631	126,298
HOUSEHOLDS	1,934	17,164	47,334
EMPLOYEES	1,292	8,951	30,774
AVERAGE HH INCOME	\$138,523	\$129,877	\$133,332

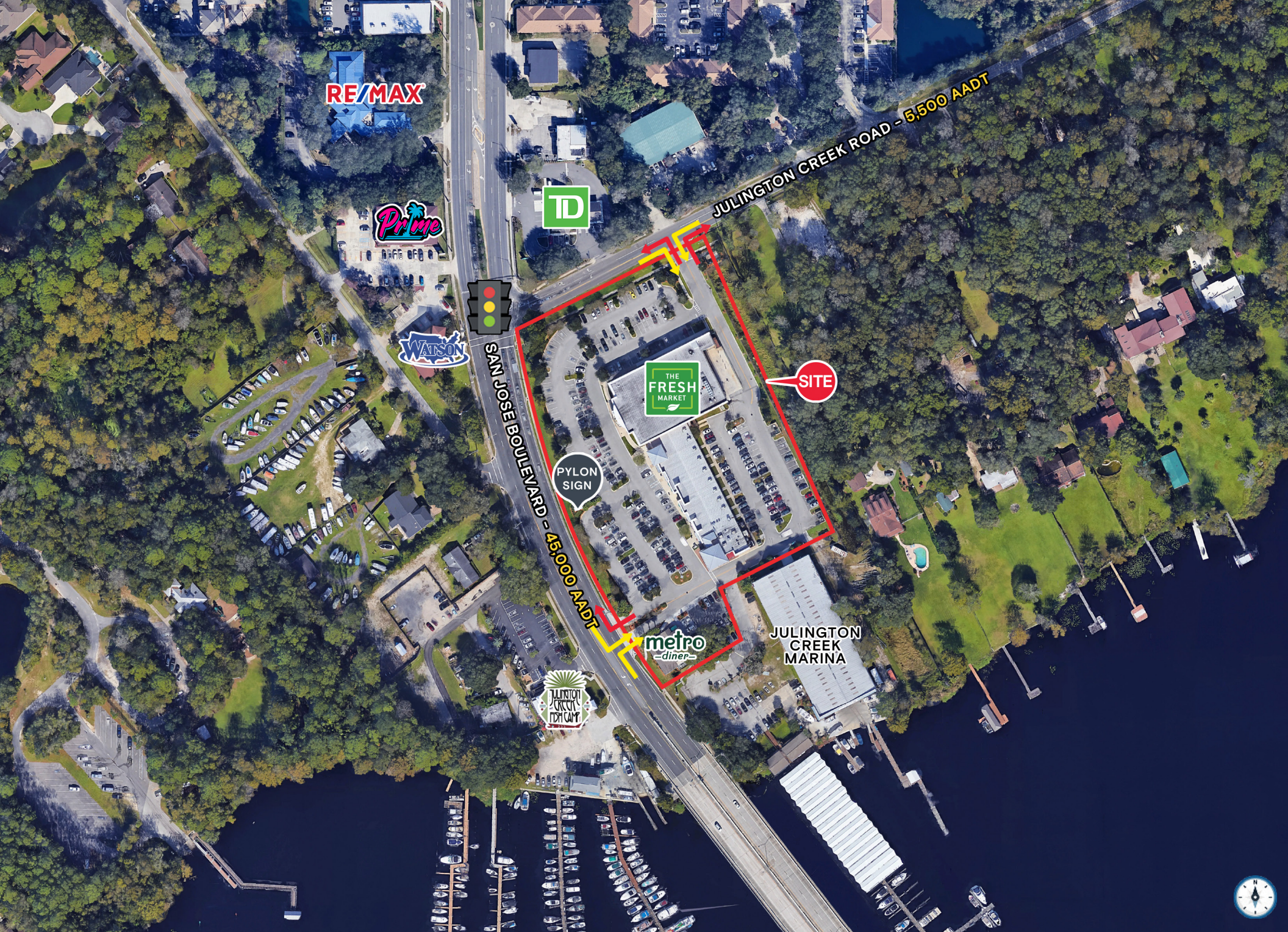
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	12,516	61,977	129,897
HOUSEHOLDS	4,660	23,136	47,574
EMPLOYEES	3,180	10,628	34,902
AVERAGE HH INCOME	\$139,650	\$135,682	\$134,400





Tenant Roster

1	The Fresh Market	21,038 SF	5	Available	2,970 SF	10	Hurricane Grill & Wings	2,710 SF
2	Coming Available	1,455 SF	6	Nail Time	4,194 SF	11	Metro Diner	2,352 SF
3	The Purse Ladies	1,454 SF	8	Bark Street	1,284 SF			
4	Adlina Beauty Salon	1,471 SF	9	Poke Bowl	1,445 SF			







Contact Brokers

Katy Figg
VICE PRESIDENT
katyfigg@katzretail.com
(704) 298-9464

Nancy Sumner
VICE PRESIDENT
nancysumner@katzretail.com
(404) 561-9447



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 11.20.25