



12644 San Jose Blvd

Jacksonville, Florida 32223

Property Highlights

- Move-in Ready on San Jose Blvd in highly trafficked South Mandarin
- Large, visible pylon signage
- Strong demographics with dense retail, office, and residential population
- Located on the PM side of the road
- Affluent area on the border of St Johns County

Property Overview

Exceptional leasing opportunity at this move-in ready property on San Jose Boulevard, located in the highly trafficked South Mandarin area of Jacksonville, FL. Featuring large, visible pylon signage and strategically positioned on the PM side of the road, this space offers prime exposure to a strong demographic mix of retail, office, and residential populations. Situated in an affluent area on the border of St. Johns County, this location presents an ideal setting for businesses looking to leverage high visibility and the surrounding community's purchasing power.

Offering Summary

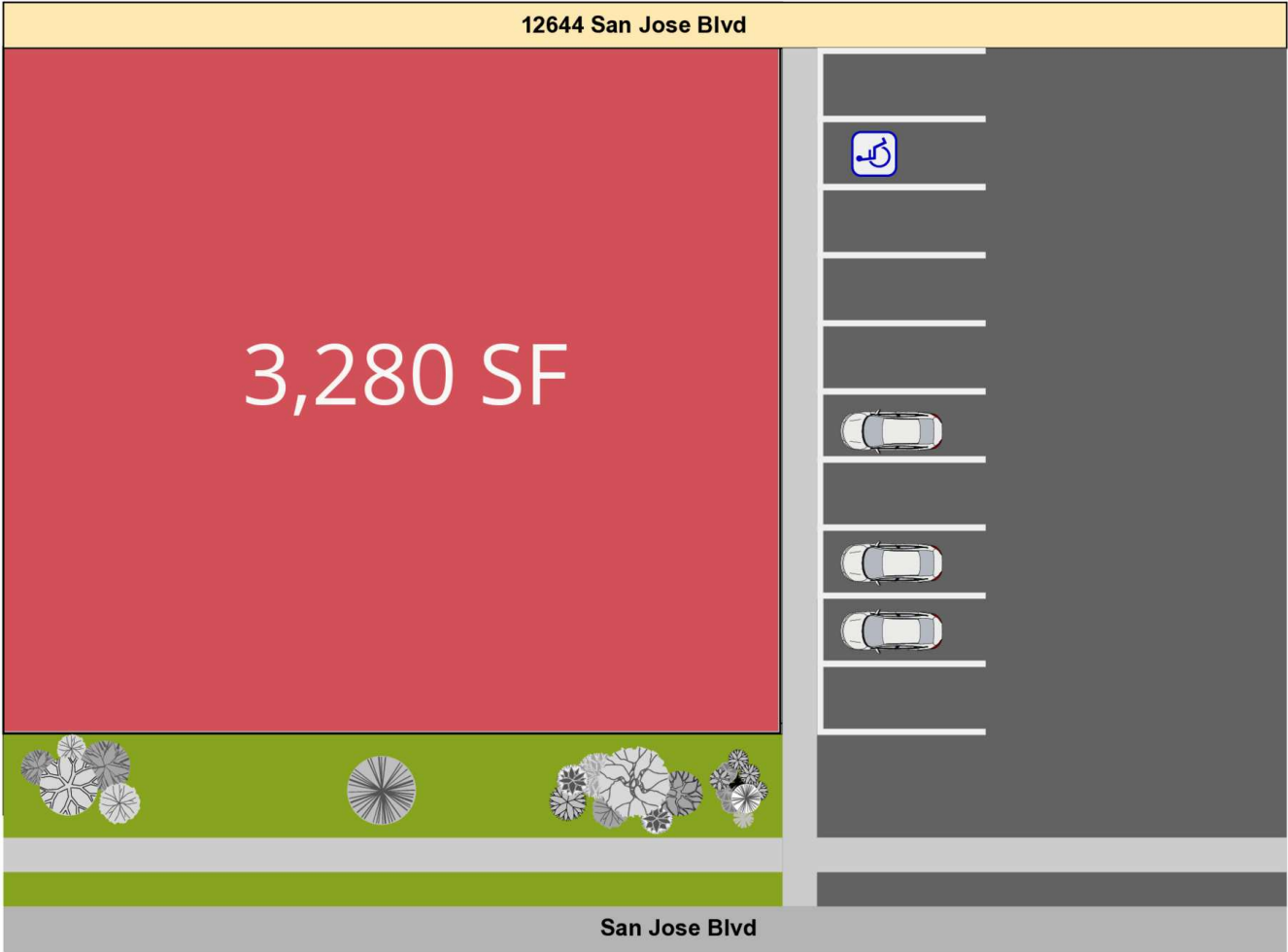
Lease Rate:	Negotiable
Available SF:	3,280 SF
Parcel ID:	159170-0000
Lot Size:	0.7 Acres
Zoning:	CCG-1
Parking:	10 paved spaces currently with the opportunity for additional parking behind the building
Traffic Count:	45,000 A.A.D.T.

For More Information



Austin Kay

Vice President, Retail Specialist
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Available Spaces

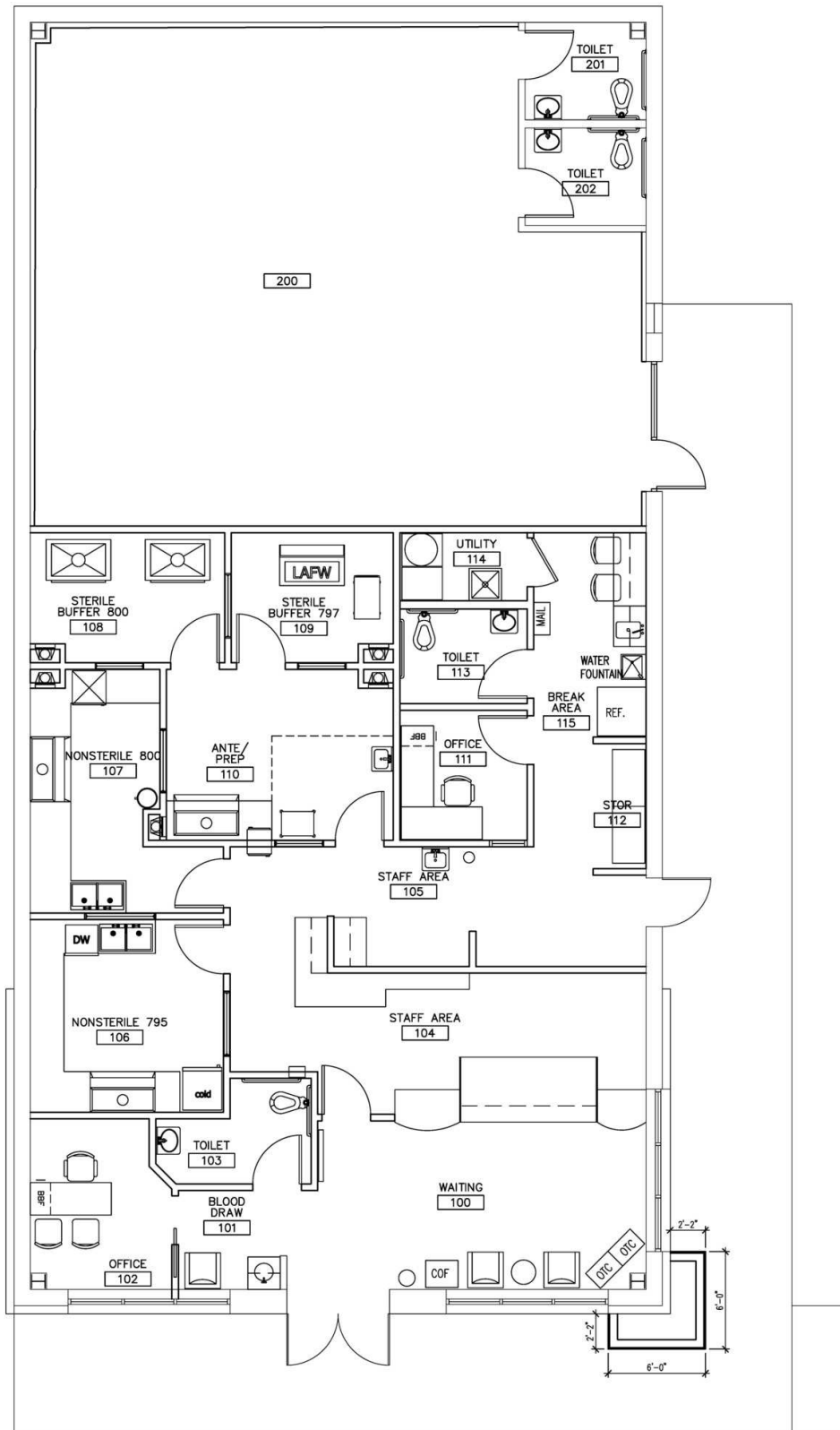
Suite	Tenant	Size	Type	Rate
12644	Available	3,280 SF	NNN	Negotiable





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200 Riverside Avenue, Suite 5
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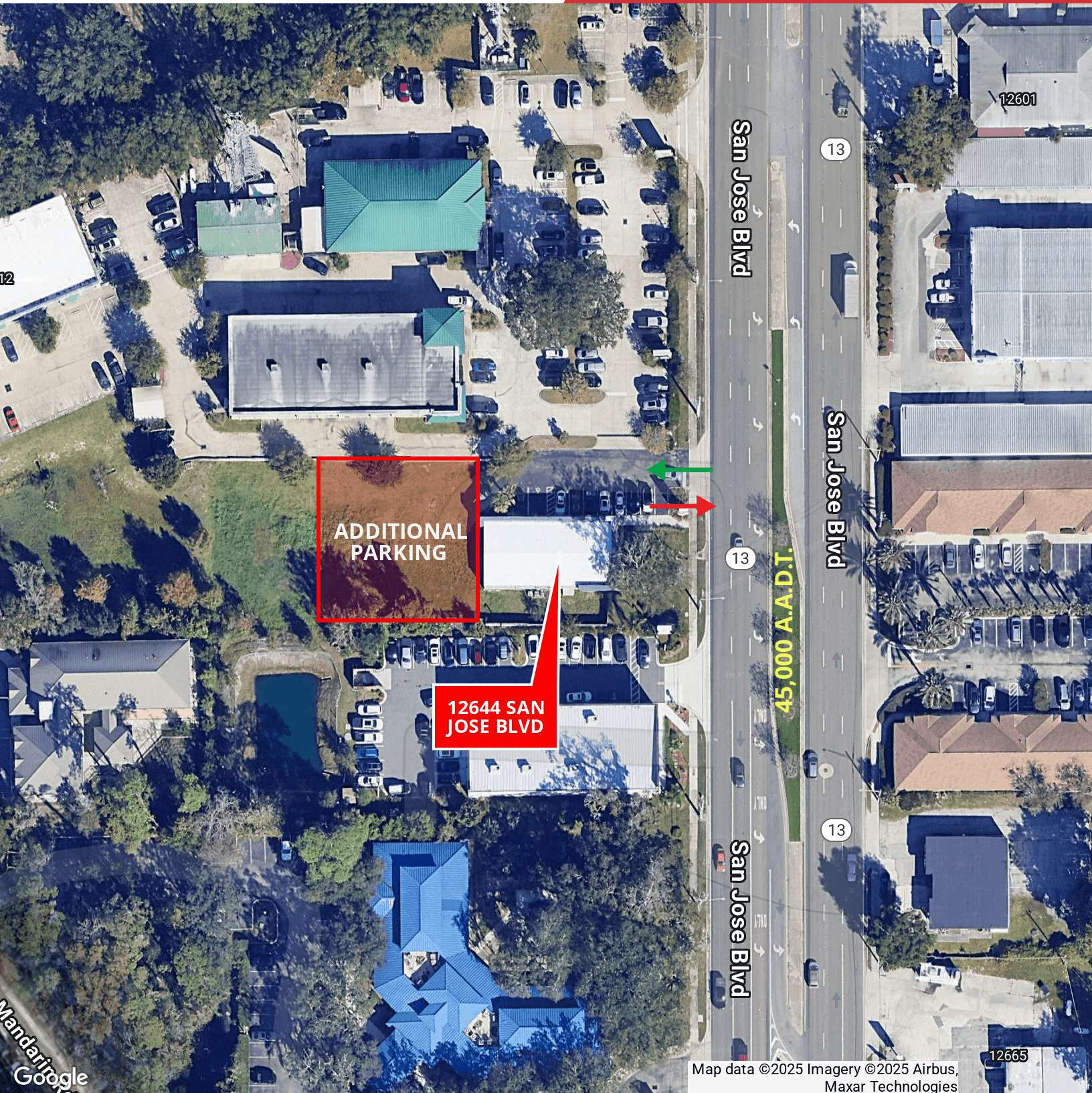


**ADDITIONAL
PARKING**

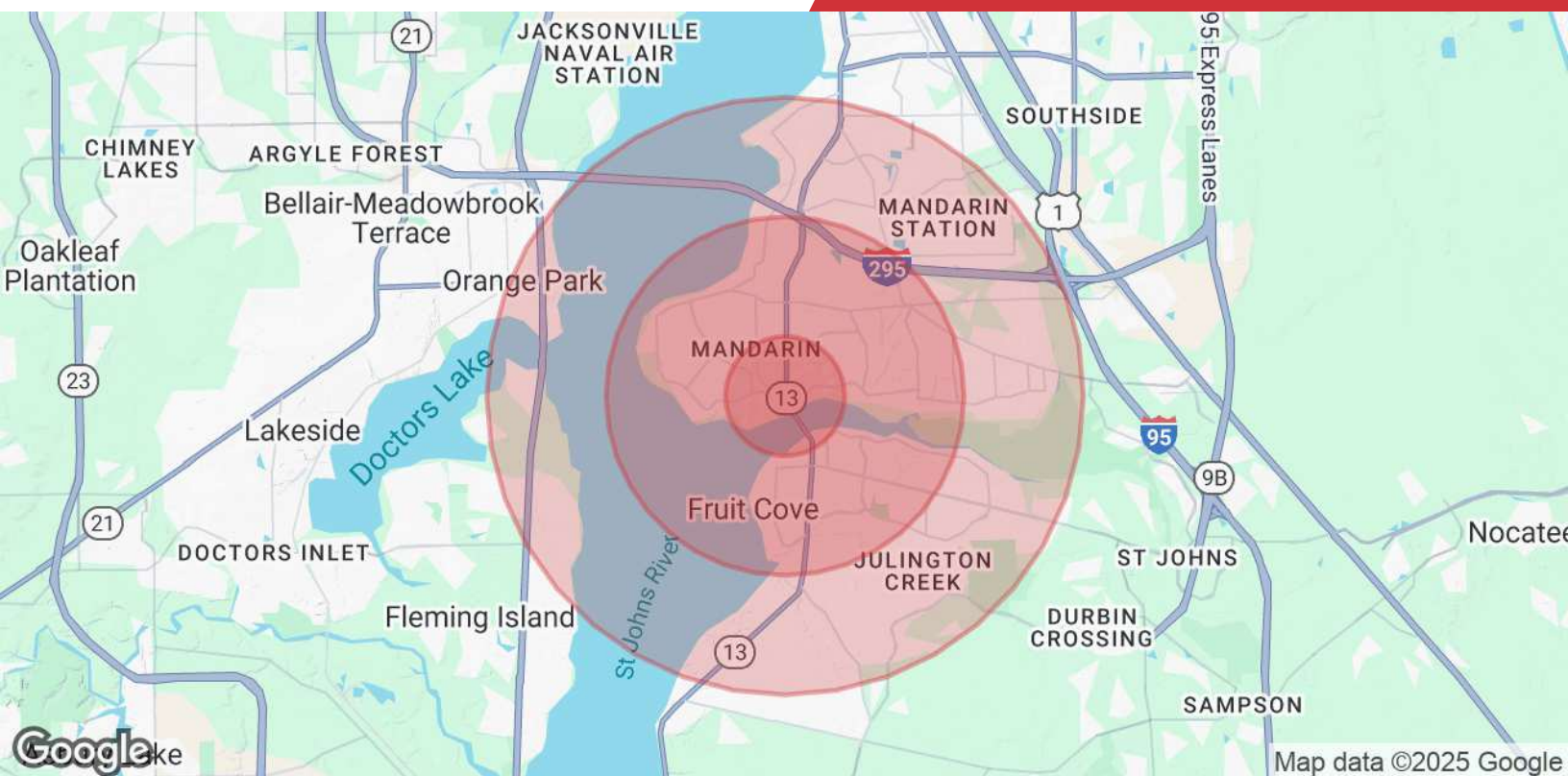
SAN JOSE BLVD 45,000 A.A.D.T.

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Population

	1 Mile	3 Miles	5 Miles
Total Population	5,070	43,792	123,951
Average Age	49	45	43
Average Age (Male)	48	44	42
Average Age (Female)	50	47	44

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,929	16,782	46,400
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$155,209	\$142,695	\$139,745
Average House Value	\$519,437	\$465,179	\$442,119

Demographics data derived from AlphaMap