

FOR LEASE

INTRACOASTAL PLAZA

14444 Beach Boulevard, Jacksonville, FL 32250

SEEKING MEDICAL,
OFFICE AND RETAIL



±1,500 SF UP TO ±19,704 SF AVAILABLE FOR LEASE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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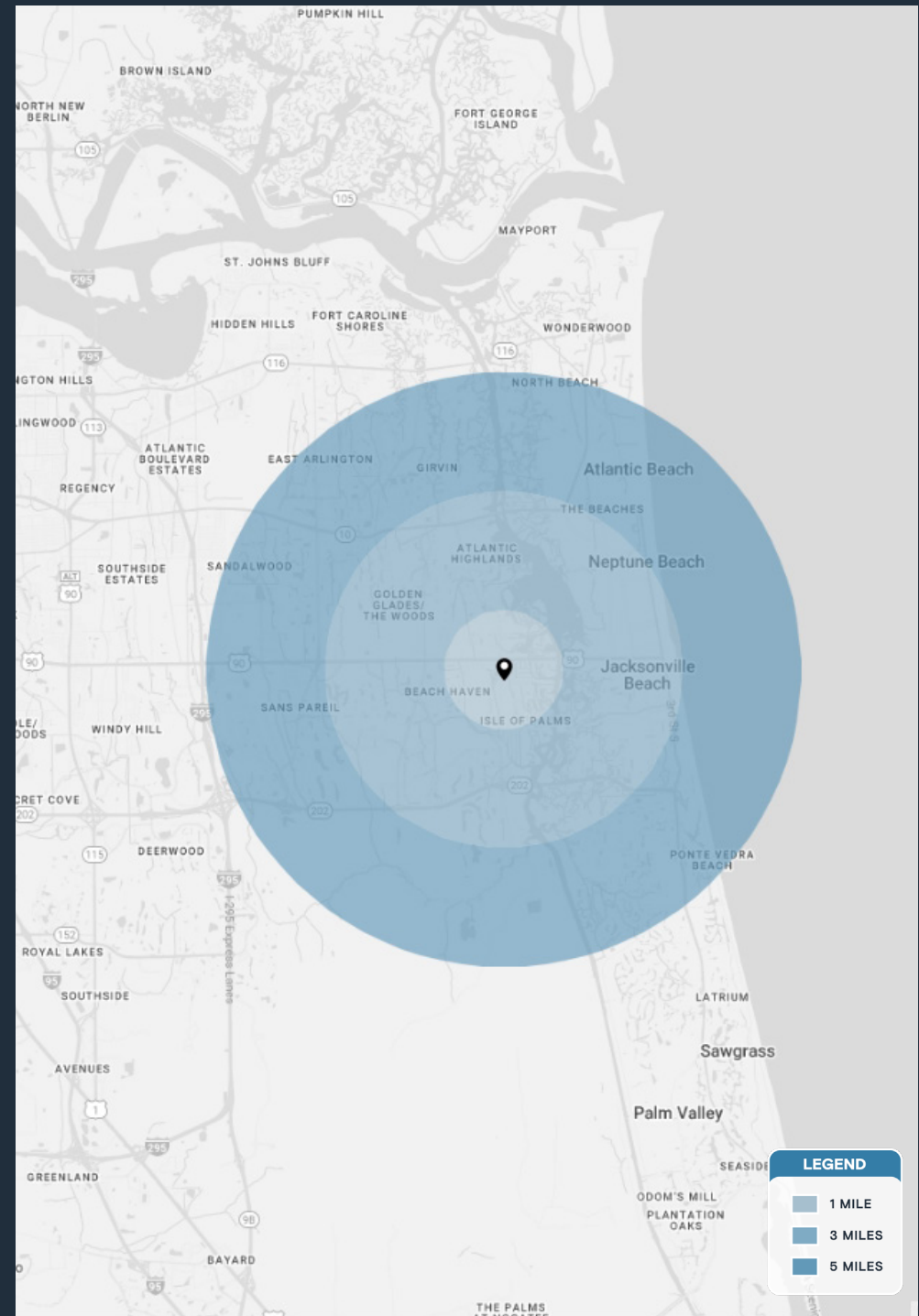
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Property Overview

HIGHLIGHTS

- ±184,525 SF Publix-anchored shopping center serving Jacksonville's affluent Beaches and Mayo Clinic trade area
- ±2,510 SF to ±9,844 SF endcap space with large outdoor patio opportunity
- Excellent visibility and access from Beach Boulevard, one of Jacksonville's primary east-west commuter corridors
- Benefit from strong daily traffic generated by Mayo Clinic (Ranked the #1 Hospital in the United States by Newsweek (2024))
- Approximately 4 miles from Mayo Clinic's expanding 1.4 million SF campus, projected to include 419 beds and approximately 9,000 employee

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,703	76,727	158,312
HOUSEHOLDS	3,945	33,584	65,332
EMPLOYEES	3,900	30,403	52,630
AVERAGE HH INCOME	\$121,715	\$138,454	\$140,928
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	16,274	79,940	156,094
HOUSEHOLDS	6,466	35,150	65,461
EMPLOYEES	5,740	32,328	55,763
AVERAGE HH INCOME	\$130,465	\$136,569	\$139,406



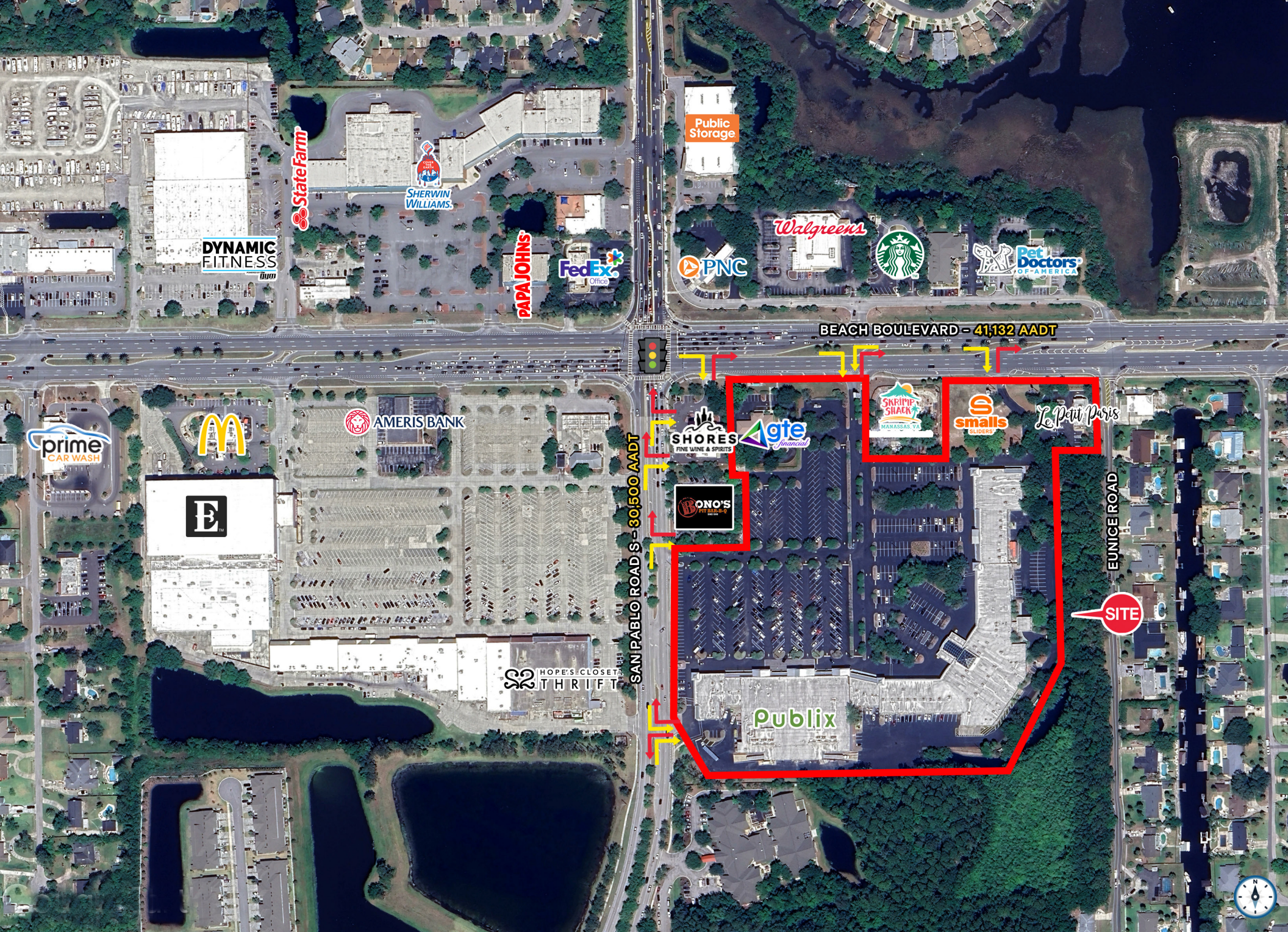


Tenant Roster

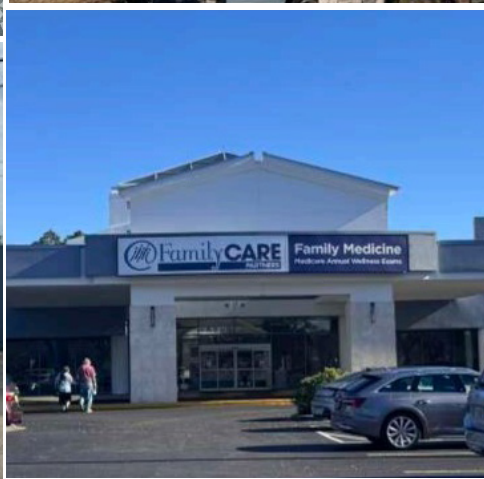
1	Ecovise Cleaners	1,667 SF	18	Pablo Nails	1,200 SF	29	Celebree School	11,699 SF
2	Greenberg Dental	3,500 SF	19	Butterfly Flowers	576 SF	45-47	Available	3,233 SF
3-4	Available	2,600 SF	21	Heartland Rehabilitation	2,000 SF	48-50	Negotiating Lease	6,604 SF
5	Publix Liquors	1,273 SF	22-24	Jacksonville Orthopedic Institute	4,534 SF	51-60	Coming Available (Summer 2027) *will demise	19,704 SF
6-15	Publix	55,999 SF	25-27	Available	5,294 SF	OP1	GTE Financial	3,392 SF
16	H&R Block	1,200 SF	28-30	Available	4,250 SF	OP2	Small Sliders	0.69 AC
17	Aspres Salon	1,280 SF	31-33	Planet Fitness (Opening Summer 2027)	22,748 SF	OP3	LePetit Cafe	2,095 SF











Contact Brokers

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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: 08.04.26