

For Lease

# Tamaya Market

## 12675 Beach Blvd., Jacksonville, FL 32246

- Join Sprouts, F45, Heartland Dental, Shipley's Donuts, The DRIPBaR, Island Wings, Taichi Bubble Tea and First Florida Credit Union
- Located at the heavily traveled intersection of Beach Blvd. (50,000± AADT) and Kernan Blvd. (30,000± AADT)
- Lighted entrance to center on Beach Blvd. at Tamaya Blvd.
- Situated at the entrance to the 780-acre residential development of Tamaya
  - 1135 homes sold, Phase III under construction and 2,400 planned
  - With over 1,350 residences in the community
  - Prices range from low \$300K's to \$1M+ with average at \$500K±
  - 171-unit Grand Living retirement & assisted living opened Summer '19
- Close proximity to Florida State College Jacksonville, enrollment 6,676, and the University of North Florida with 16,000+ students
- Nearby Mayo Clinic, a 261-bed hospital and research center with 6,400+ employees, is adding a five-floor expansion as part of a \$500M investment
- Close proximity to Ascension St. Vincent's 15,000± SF freestanding emergency department on the NWQ of Beach and Kernan Blvd, opened late 2021
- Reunion Rehabilitation Hospital is planning a 57,300± SF in-patient hospital with 60 beds (with room to expand) on 5.18 acres at northeast Kernan and Beach Boulevards adjacent to the center
- Houston-based Nutex Healthcare expanding with a 28,303± SF specialty hospital development on 7.85± acres at NW Beach and Kernan Boulevards
- Average household income within one mile is over \$134,686

**Asking Price:**

# Call for Pricing

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# Site Plan

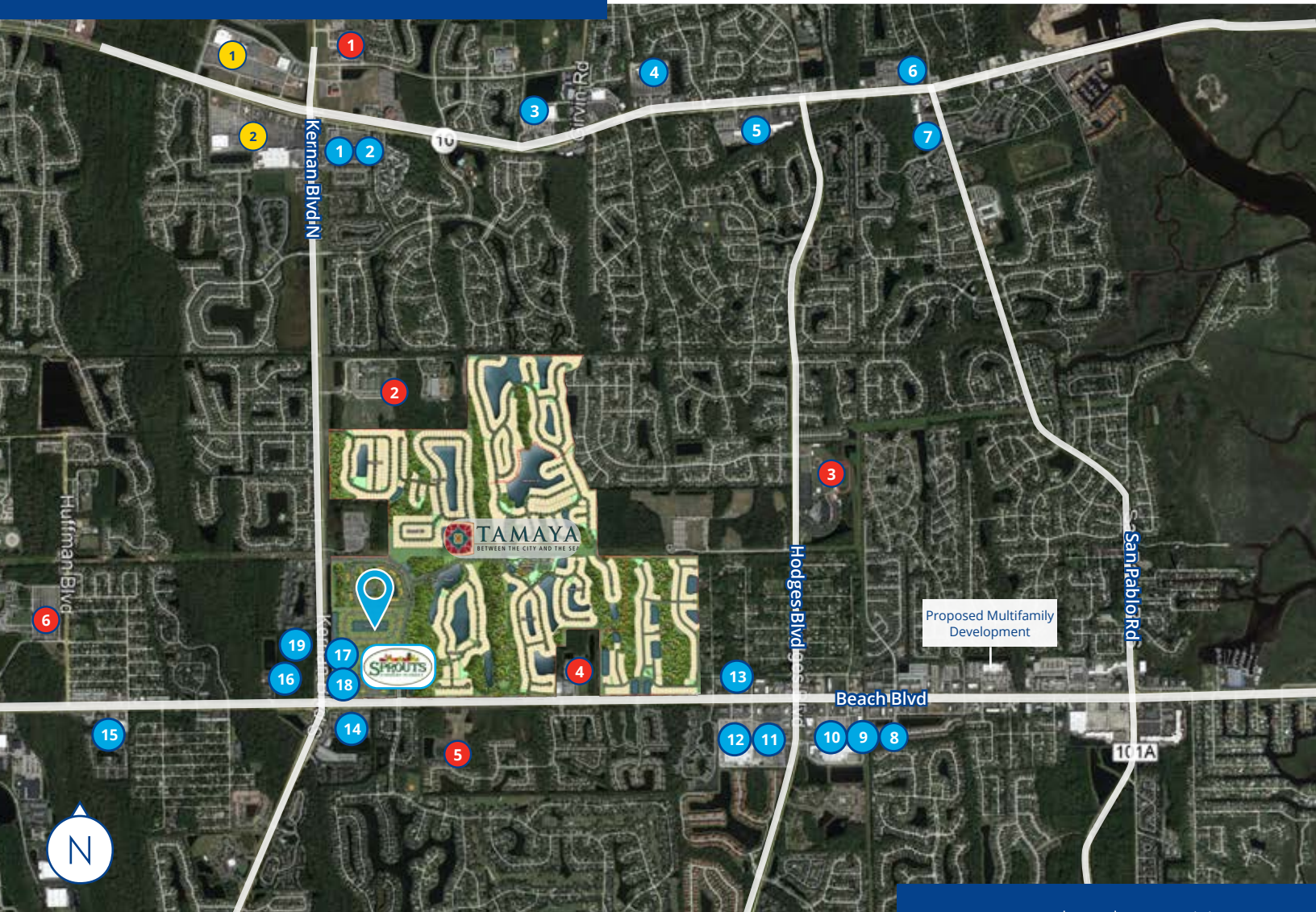


## Availability

Suite	Tenant	SF	Suite	Tenant	SF
100	VIO Med Spa	1,658 SF	302	100% Chiro	2,234 SF
101	The DRIPBaR	1,360 SF	304	Elite Nail Spa	3,000 SF
<b>102</b>	<b>Available</b>	<b>2,930 SF</b>	306	Green Papaya	3,088 SF
104	F45 Training	2,800 SF	OP 101	Shipley's Donuts	1,800 SF
106	Taichi Bubble Tea	3,337 SF	OP 102	ICON Golf Carts	2,082 SF
200	Sprouts Farmers Market	30,239 SF	OP 103	Heartland Dental	3,336 SF
300	Semper Laser	1,600 SF	OP 2 - BLDG 1	Island Wings	5,000 SF
301	Pigtails and Crewcuts	1,594 SF			



# Area Overview



## Legend and Amenities

### Retail/Medical

1. Walgreens
2. BJ's Wholesale
3. Home Depot
4. Lowe's
5. Publix
6. The Fresh Market
7. Walmart Neighborhood Center
8. Dollar Tree
9. Target
10. Michael's

11. Walmart
12. Bealls
13. Wawa
14. Publix
15. Alhambra
16. Ascension St. Vincents
17. Future Reunion Rehabilitation Hospital
18. In Negotiations for Medical Use
19. Nutex Hospital & ER (2024)

### Schools/Library

1. Landmark Middle  
1,414 students
2. Kernan Middle  
1,164 students
3. The Providence School (K-12)  
1,292 students
4. Public Library
5. Duval Charter School  
871 students
6. FSCJ South Campus  
6,676 students

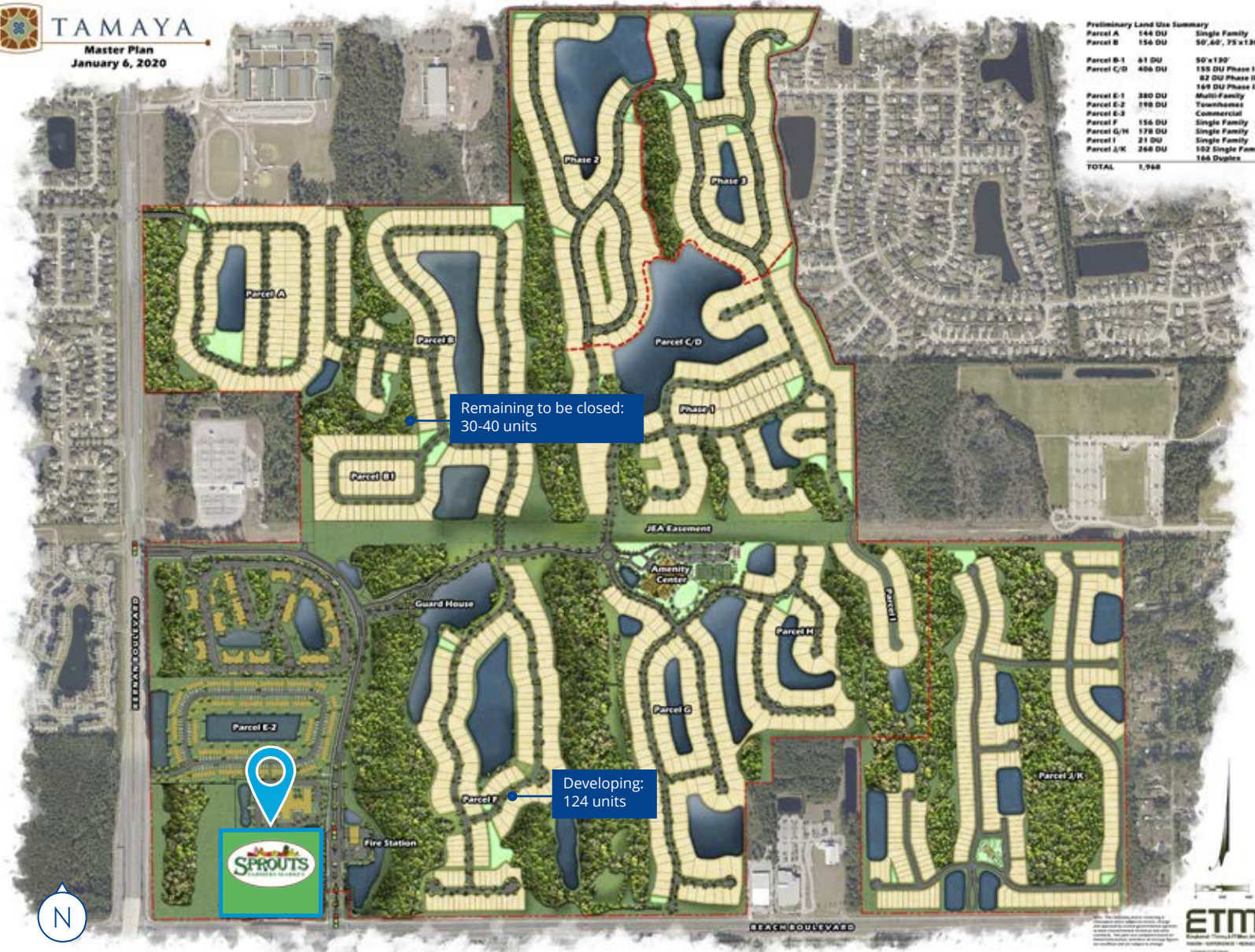
### Retail Centers

1. Atlantic North
  - Belk
  - Academy Sports
  - LA Fitness
2. Atlantic West
  - TJ Maxx
  - Home Goods
  - Kohl's
  - Ross
  - Walmart



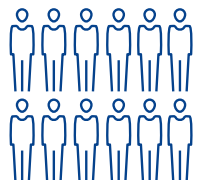
# Master Plan

**TAMAYA**  
Master Plan  
January 6, 2020



Preliminary Land Use Summary		
Parcel A	144 DU	Single Family
Parcel B	156 DU	50', 60', 75 x 130'
Parcel B-1	41 DU	50' x 130'
Parcel C, D	406 DU	155 DU Phase I 82 DU Phase II 169 DU Phase III
Parcel E-1	380 DU	Multi-Family
Parcel E-2	198 DU	Townhomes
Parcel E-3		Commercial
Parcel F	156 DU	Single Family
Parcel G, H	178 DU	Single Family
Parcel I	21 DU	Single Family
Parcel J, K	248 DU	102 Single Family 146 Duplex
<b>TOTAL</b>	<b>1,948</b>	

## Demographics



**2023 Population**  
1 mile: 8,349  
3 mile: 86,733  
5 mile: 182,098



**2023 Daytime Population**  
1 mile: 65,044  
3 mile: 80,086  
5 mile: 196,0915



**2023 Avg. HH Income**  
1 mile: \$130,696  
3 mile: \$108,960  
5 mile: \$107,970

Source: ESRI Business Analyst