

# For Lease | Intracoastal Plaza



**14444 Beach Blvd.**  
Jacksonville, FL 32250

## Property Highlights:

- 184,525± SF plaza, anchored by Publix and Planet Fitness
- 5,268± SF up to 32,007± SF of inline space available
- 0.69± AC outparcel available
- Approximately 4.0 miles from Mayo Clinic, which is expanding to 1.4M SF and will include 419 beds when completed. The clinic has an estimated 9,000 employees
- Mayo Clinic is ranked the No.1 hospital in the U.S., according to *Newsweek's* 2024 list
- 41,224± vehicles per day on Beach Blvd
- Average household income within a 3 mile radius: \$142,432

Call for pricing



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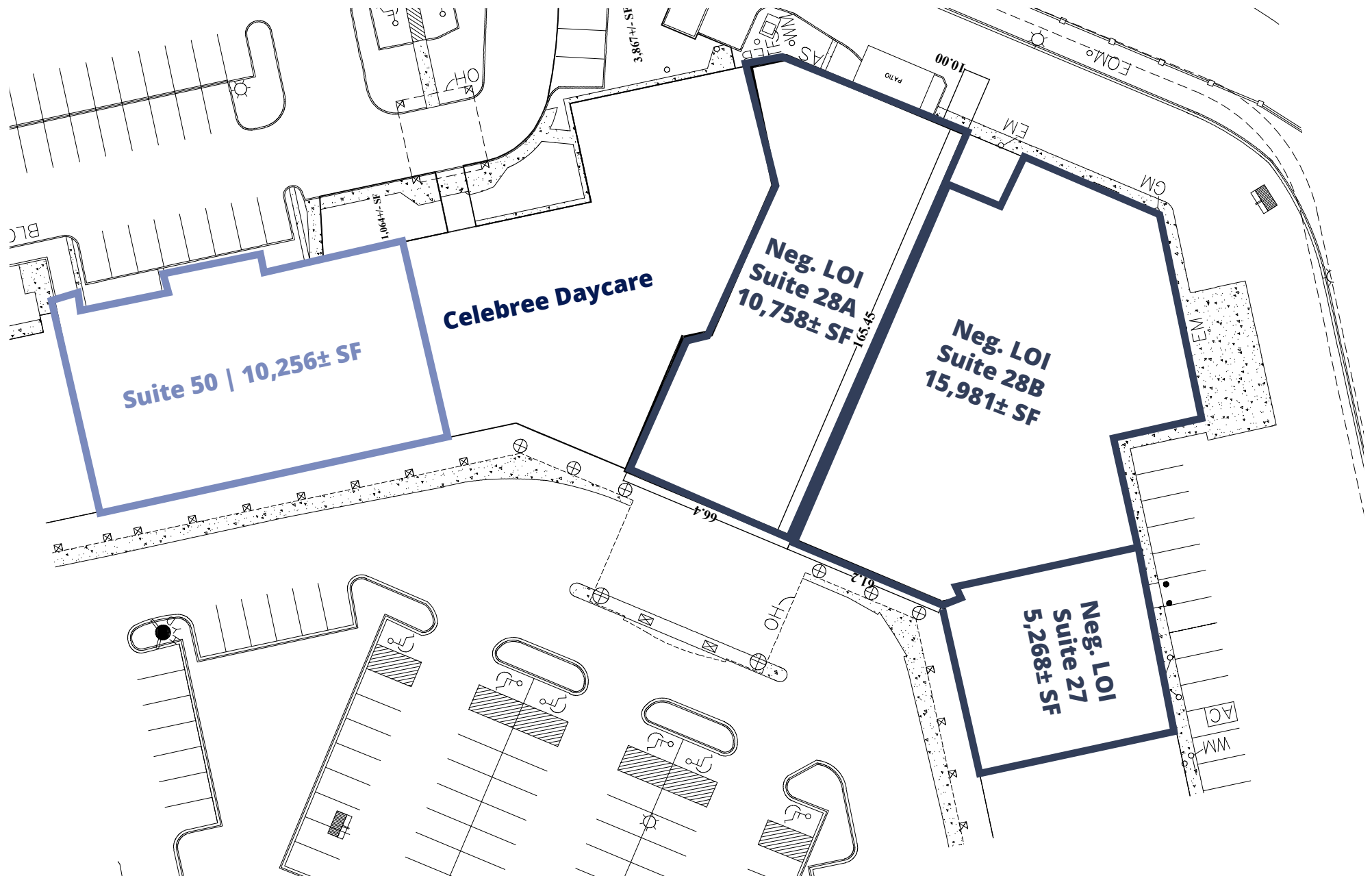
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# Site Plan



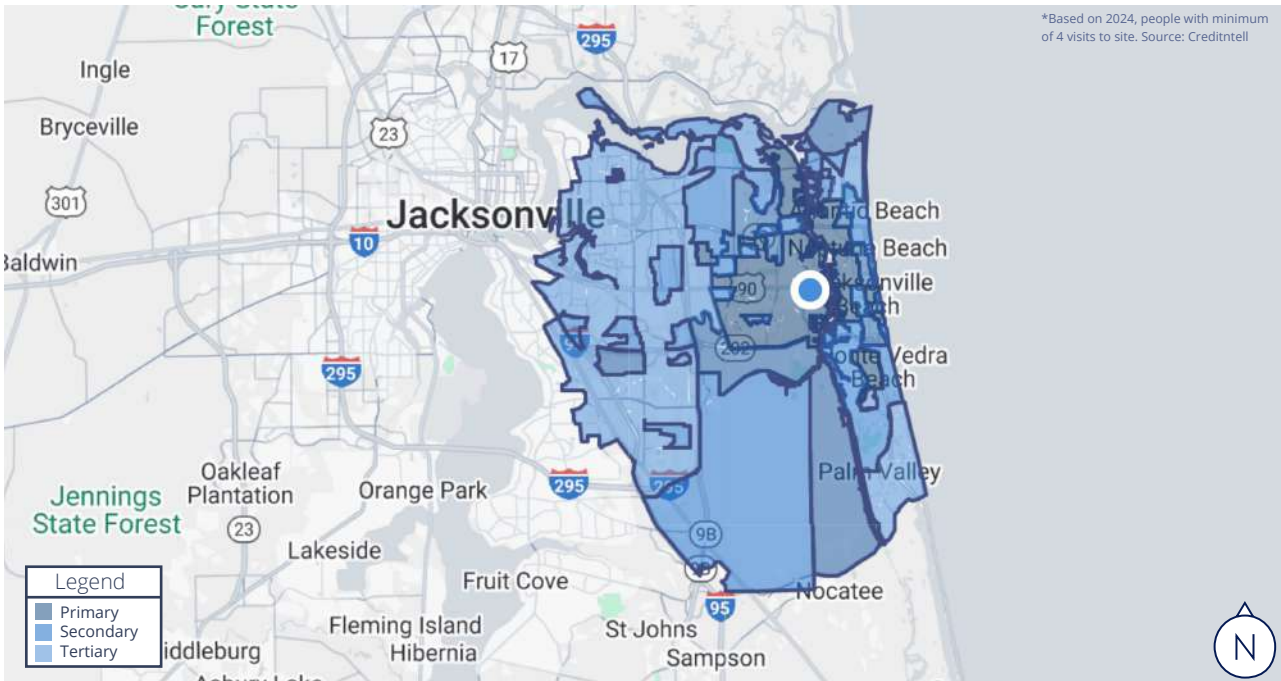
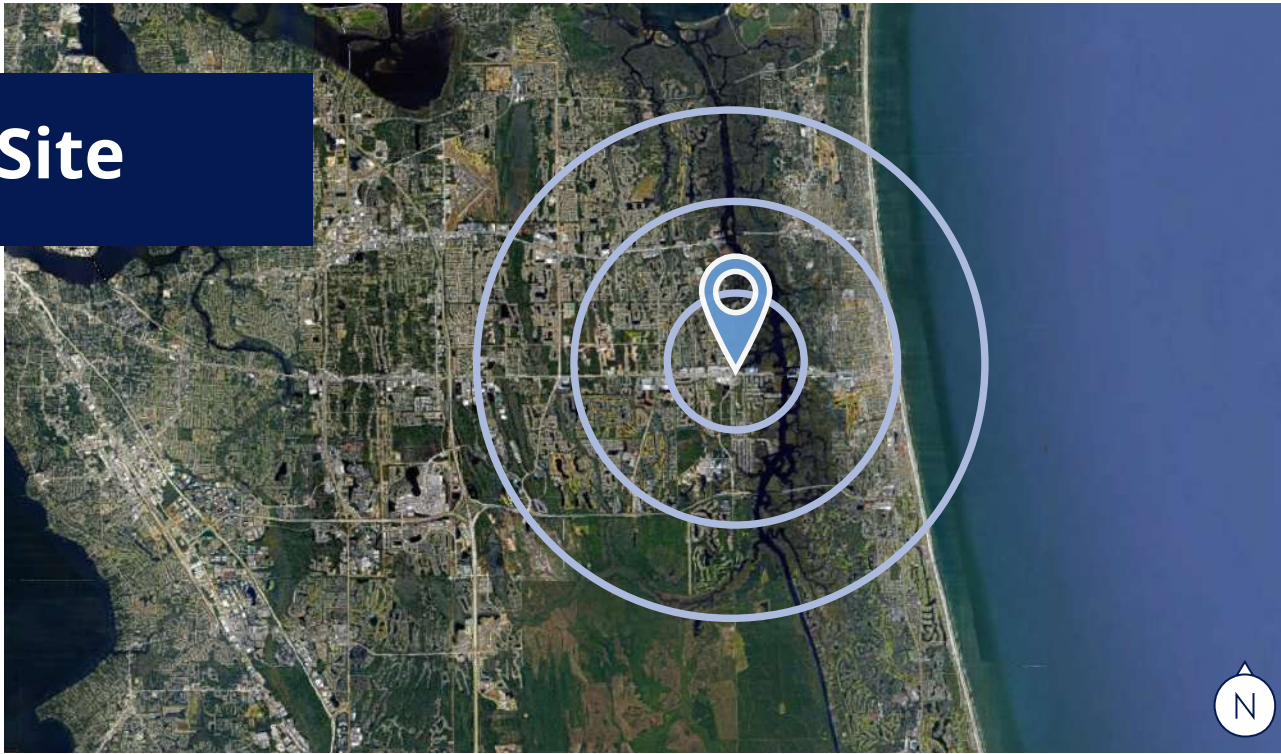
Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
1	South Beach Cleaners	1,667	18	Pablo Nails	1,200	29	Celebree Daycare	12,017
2	Greenburg Dental	3,500	19	Butterfly Flowers	576	50	Available	10,256
3-4	Essentials Massage	2,600	21	Heartland Rehabilitation	2,000	51-60	Planet Fitness	19,704
5	Publix Liquors	1,273	23	Precision Imaging	5,000	OP 1	Neg. Lease	3,392
6-15	Publix	55,999	27	Neg. LOI	5,268	OP 2	Available	.69± AC
16	H&R Block	1,200	28B	Neg. LOI	15,981	OP 3	LePetit Cafe	2,095
17	Apres Salon	1,280	28A	Neg. LOI	10,758	GLA: 184,525		

# Floor Plan Breakdown





# Site



## Demographics

Source: ESRI Business Analyst, 2024



### Population

1 Mile | 10,716  
3 Miles | 78,124  
5 Miles | 159,203  
Trade Area | 451,900



### 5-Year Projected Population

1 Mile | 11,499  
3 Miles | 82,557  
5 Miles | 164,575  
Trade Area | 460,938



### Total Households

1 Mile | 4,248  
3 Miles | 34,650  
5 Miles | 66,316  
Trade Area | 187,400



### Average HH Income

1 Mile | \$121,851  
3 Miles | \$142,432  
5 Miles | \$136,580  
Trade Area | \$112,100



# Location Overview



Kernan Elementary and Middle School  
Approx. 1,782 students



Providence School of Jacksonville  
Approx. 1,621 students



Tamaya Market



La Petite Academy

Beach Blvd

Kernan Blvd



Duval Charter School at Coastal K-8  
Approx. 1,141 students

Hodges Pointe Plaza



Hodges Blvd

Pablo Creek Plaza



Intracoastal Plaza



The Foundation Academy  
Approx. 350 students

Kernan Square



The Goddard School of Jacksonville



Mayo Clinic  
Approx. 419 beds & 9,000 employees





# Photo Gallery



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