



# COLLEGE PARK

903 University Boulevard North  
Jacksonville | Florida | 32211



# ARLINGTON REVAMP

Following a substantial **\$25 million renovation**, College Park has emerged as a vibrant focal point within the Arlington sub-market, with a **revitalized entrance** and **servicing as a gathering space for the local community**.

Spanning 188,880 square feet, this neighborhood shopping center proudly anchors a brand new 48,000 SF Winn-Dixie and is home to many more tenants with diverse retail offerings, drawing in both residents and visitors alike. Its prime location along University Blvd (30,500 AADT), with direct access from Arlington Expressway (55,000 AADT), provides unmatched accessibility and visibility, serving as a prominent gateway into downtown.

## Renovation Features:

- Façade redesign
- Parking lot and landscape improvements
- Upgraded LED lighting systems
- Several prominent pylon signage locations

## More to Come:

- 100 market rate apartments
- The Shipyard – shipping container food court and entertainment complex
- Pickleball courts


**Lease Rate**  
**\$18.00 - \$22.00**  
**PSF + NNN**


**Availability**  
**885± - 27,017± SF**



TENANT LIST

BLDG #	TENANT	SIZE (SF)
999-3	DOLLAR GENERAL	10,036
999	WINN-DIXIE	48,738
997	TOWN & COUNTRY PHARM	902
<b>995</b>	<b>AVAILABLE</b>	<b>885</b>
991	ANNIE'S NAILS	1,771
987	ARLINGTON FLOWER	1,981
983	BAIT & TACKLE	5,141
975	FIRST GEAR COFFEE	1,397
969/971/973	FISH N FLIPS	7,697
<b>965*</b>	<b>AVAILABLE - 2ND GEN BOX</b>	<b>7,513</b>
<b>957*</b>	<b>AVAILABLE - JR. BOX</b>	<b>7,750</b>
<b>955*</b>	<b>AVAILABLE - JR. BOX</b>	<b>6,529</b>

BLDG #	TENANT	SIZE (SF)
<b>939*</b>	<b>AVAILABLE - JR. BOX</b>	<b>2,622</b>
<b>937*</b>	<b>AVAILABLE - JR. BOX</b>	<b>2,603</b>
935	CONIE'S ICE CREAM	2,519
933	TOWER OF GAMES	2,595
929	DAVITA INC.	7,740
<b>923</b>	<b>AVAILABLE</b>	<b>7,781</b>
917	CHASE BANK	3,370
<b>915</b>	<b>AVAILABLE</b>	<b>1,558</b>
<b>909</b>	<b>AVAILABLE</b>	<b>4,660</b>
907	MAX'S RESTAURANT	4,537
<b>903</b>	<b>AVAILABLE</b>	<b>6,612</b>
947	LEGACY MINISTRIES	22,828
<b>945</b>	<b>AVAILABLE - JR. BOX</b>	<b>10,737</b>

\*can be combined for junior anchor box; 2,603± -27,017± SF total available.





# THE SHIPYARDS @ COLLEGE PARK

*In Design - Q1 2026 Delivery*

## EAT —

Enjoy big flavors and tasty bites from an ever-changing variety of outdoor chef driven concepts.

## DRINK —

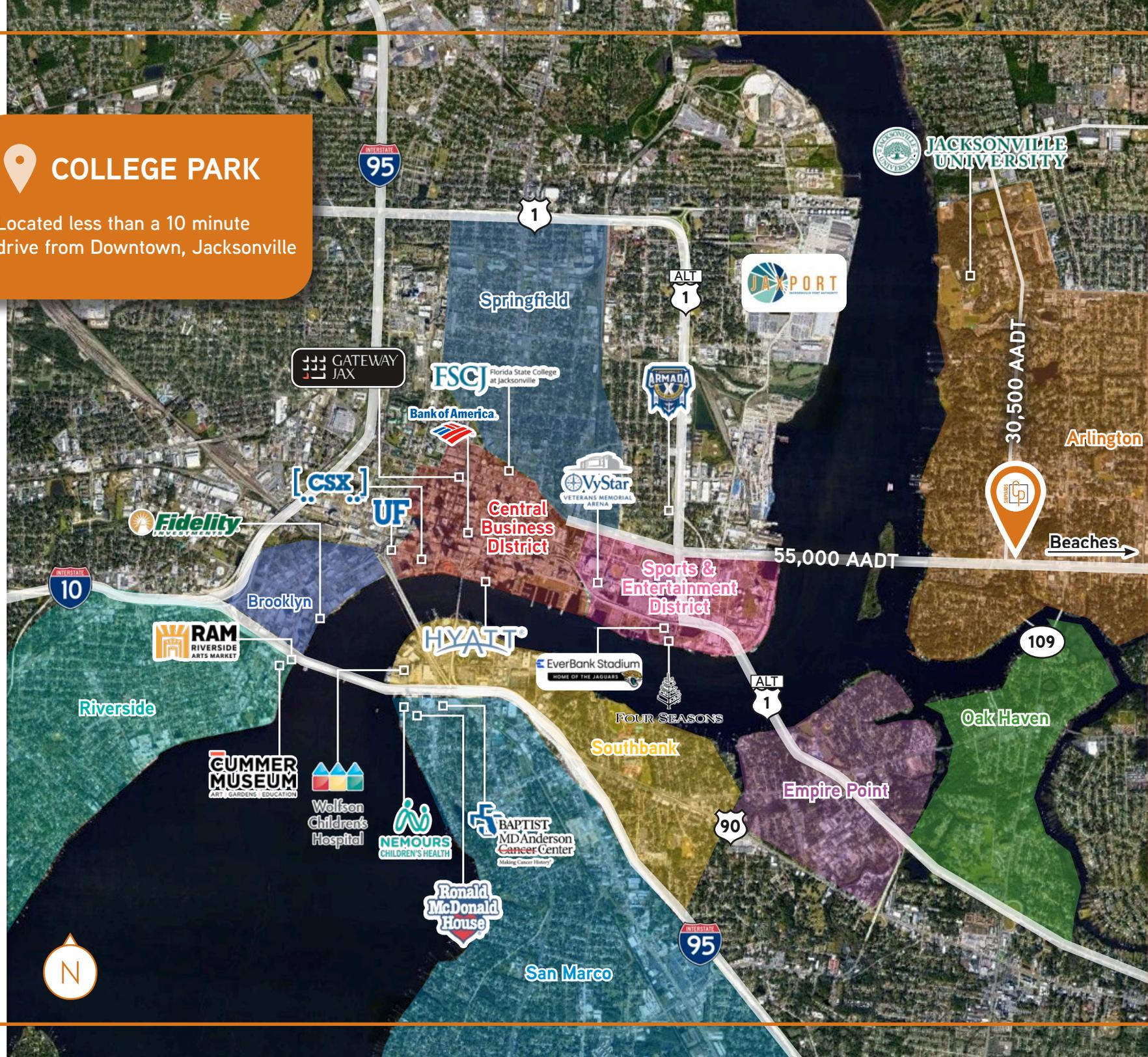
Stop by the variety of outdoor bars for cocktails, fine wines, craft beers and non-alcoholic beverages.

## PLAY —

Fun for all ages awaits with kids' activities and outdoor games.



**COLLEGE PARK**  
Located less than a 10 minute drive from Downtown, Jacksonville



30,500 AADT

55,000 AADT

Beaches →

# DEMOGRAPHICS

Within a mile radius of College Park we have seen a 19% increase in average household income and a 45% population growth over the past 24 months, driving strong retail demand.

## 1 Mile Radius

### Household & Population Characteristics

**2025**



\$72,919  
Average Household  
income



8,465  
Population

**2030**



\$81,493  
Average Household  
income



8,737  
Population

## 3 Mile Radius

### Household & Population Characteristics

**2025**



\$74,695  
Average Household  
income



98,066  
Population

**2030**



\$85,132  
Average Household  
income



101,124  
Population

## 5 Mile Radius

### Household & Population Characteristics

**2025**



\$76,875  
Average Household  
income



212,235  
Population

**2030**



\$87,336  
Average Household  
income



218,382  
Population

# DOWNTOWN JACKSONVILLE



**1M+** spectators in attendance annually  
**\$118,000** annual household income of season ticket holder



**58** home games annually  
**5,000** in average game attendance - 350,000 people annually



**37** home games in the 2022-2023 season  
**7,749** in average game attendance, the highest in ECHL (2023)



**28** concerts held in 2022  
**700,000** in annual attendance



**150+** events held annually  
**\$16M** in economic impact during 2021-2022



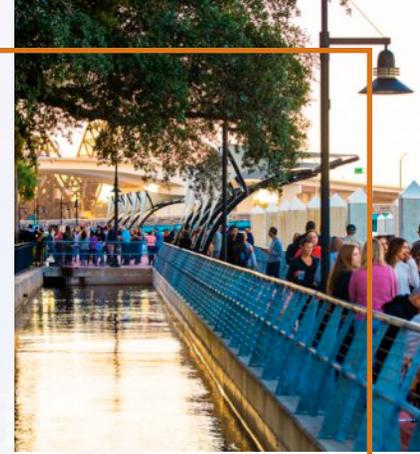
**18M+ VISITORS ANNUALLY**

2M more visitors than St. Johns Town Center

EVENT	# OF EVENTS ANNUALLY
Sports Games	167
Festivals	55
Concerts	624
Expositions	43
Performing Arts	241
Community	136
Conferences	95
TOTAL	1,361



Source: Downtown Investment Authority



**351K AVERAGE WEEKLY VISITS**



## POPULATION

- 96%** residential occupancy rate
- 72.9%** of the population has a four year degree or higher
- 53%** residents between 25-54 years old
- 50%+** increase in residents during the last five years

## OFFICE

- 3 Fortune 500** headquarters
- 8,922** businesses within 3 miles of Downtown
- 53,450** Downtown daytime employees
- 97,401** daytime employees within 3 miles of Downtown
- 69.3%** of employees have a household income of \$80,000+

## EDUCATION

- 3** major college campuses downtown
- 1** law school
- \$300M UF** Tech & Innovation Campus with classes starting in 2026

## MEDICAL

- 5** major hospital campuses less than three miles from downtown

## GROWTH

- 2** new headquarters, FIS (fintech) and JEA (public utility), have added more than **500K** SF of Downtown office space
- #2** Best downtown for pandemic recovery
- #4** Fastest growing city in america

Source: Census Bureau, 2024

# JACKSONVILLE, TRANSFORMING

With more than \$8 billion in development in the pipeline, jumping \$3.5 billion within the last year, new urban developments are beginning to flourish in Downtown and the surrounding areas. Nearly 2,200 multifamily units are currently under construction and by 2030, Downtown anticipates to reach 18,300 residents with a total of 8,140 newly-developed units online.



**#2**

Hottest Job Market in America, according to *The Wall Street Journal*, 2024



**10th**

most populated city in the United States, *The Census Bureau*, 2024

**\$8.8B**

in major urban projects currently in the pipeline, a **16x** jump from seven years ago

**\$465M**

Completed Since 2023

**\$2.23B**

Under Construction

**\$3.46B**

In Review

**\$2.62B**

Proposed

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