

# UNIVERSITY BLVD WEST

5839-5909 University Blvd. West • Jacksonville, FL 32216



**Excellent  
Visibility  
PRIME**

## DEMOGRAPHICS

### POPULATION

- 1-Mile: 12,392
- 3-Miles: 78,378
- 5-Miles: 181,981

### AVG. HOUSEHOLD INCOME

- 1-Mile: \$49,382
- 3-Miles: \$58,225
- 5-Miles: \$61,630

## PROPERTY FEATURES

Primary Grocery in dense Market area

Outstanding visibility and access

Heavily traveled corridor with direct access to I-95

Recently remodeled grocery center with new facade and storefront

42,000 cars per day by the property

Endcap and restaurant opportunities

## ANCHOR TENANTS

- Harvey's
- Rent-A-Center
- Hibbett
- Coco Beauty

## PRIME LOCATION



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UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
5845	Rent A Center	4,320	5859	Chosen Barber Shop	1,440	5873	AVAILABLE	4,050
5849	CRICKET WIRELESS	1,440	5863	MJ FASHIONS	2,880	5875	FIVE STAR PRINTING	2,700
5851	Olichano Restaurant	2,880	5865	COCO BEAUTY	10,000	5909	HARVEY'S	51,559
5853	DIRECT GENERAL...	1,440	5867	City Gear	4,988			
5855	METRO PCS	1,440	5869	NY NAILS	1,440			
5857	ASIAN GROCER	1,440	5871	Hibbett Sports	4,110			

