



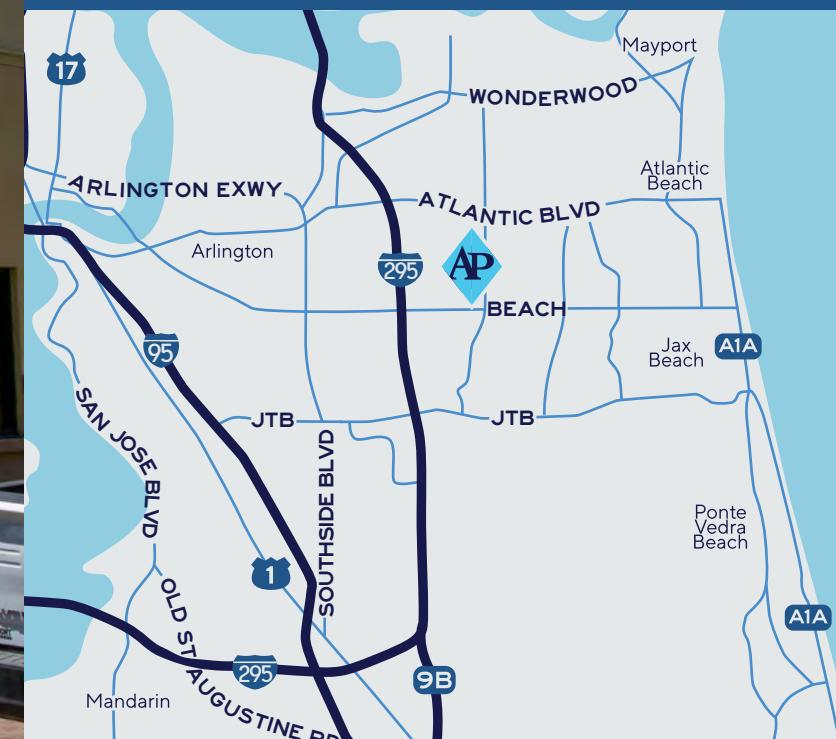
# ASHLEY PLAZA

📍 12041 Beach Blvd | Jacksonville, FL 32246



## QUICK FACTS

- ◆ Positioned along busy Beach Blvd, visible to 53,000 daily drivers
- ◆ High exposure from nearby Florida State College at Jacksonville, with an entryway just one minute from the shopping center, as well as University of North Florida, just six minutes away. The combined enrollment of around 55,000 brings abundant traffic to the area



904.992.9000 ♦ [leasing@ashproperties.com](mailto:leasing@ashproperties.com)

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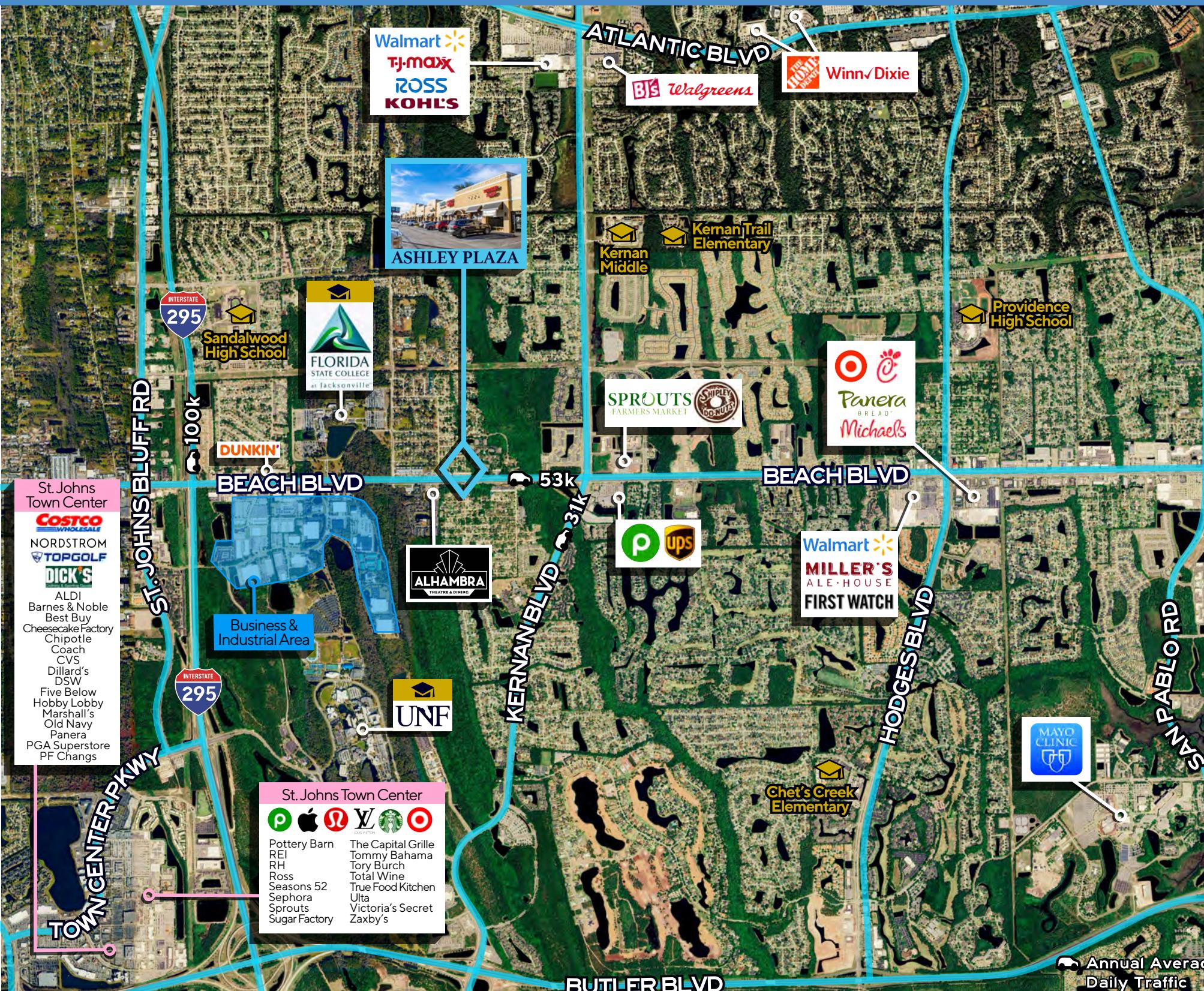
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## DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	8,840	87,857	204,555
Households	3,873	33,939	84,577
Average HH Income	\$106,230	\$108,355	\$105,497

## NEARBY BUSINESS, RETAIL AND RESIDENTIAL



1 minute drive and 6 minute drive

Florida State College at Jacksonville and University of North Florida have a combined enrollment of about 55,000



St. Johns Town Center  
7 minute drive

Jacksonville's premier shopping destination bustling with over 175 stores and restaurants



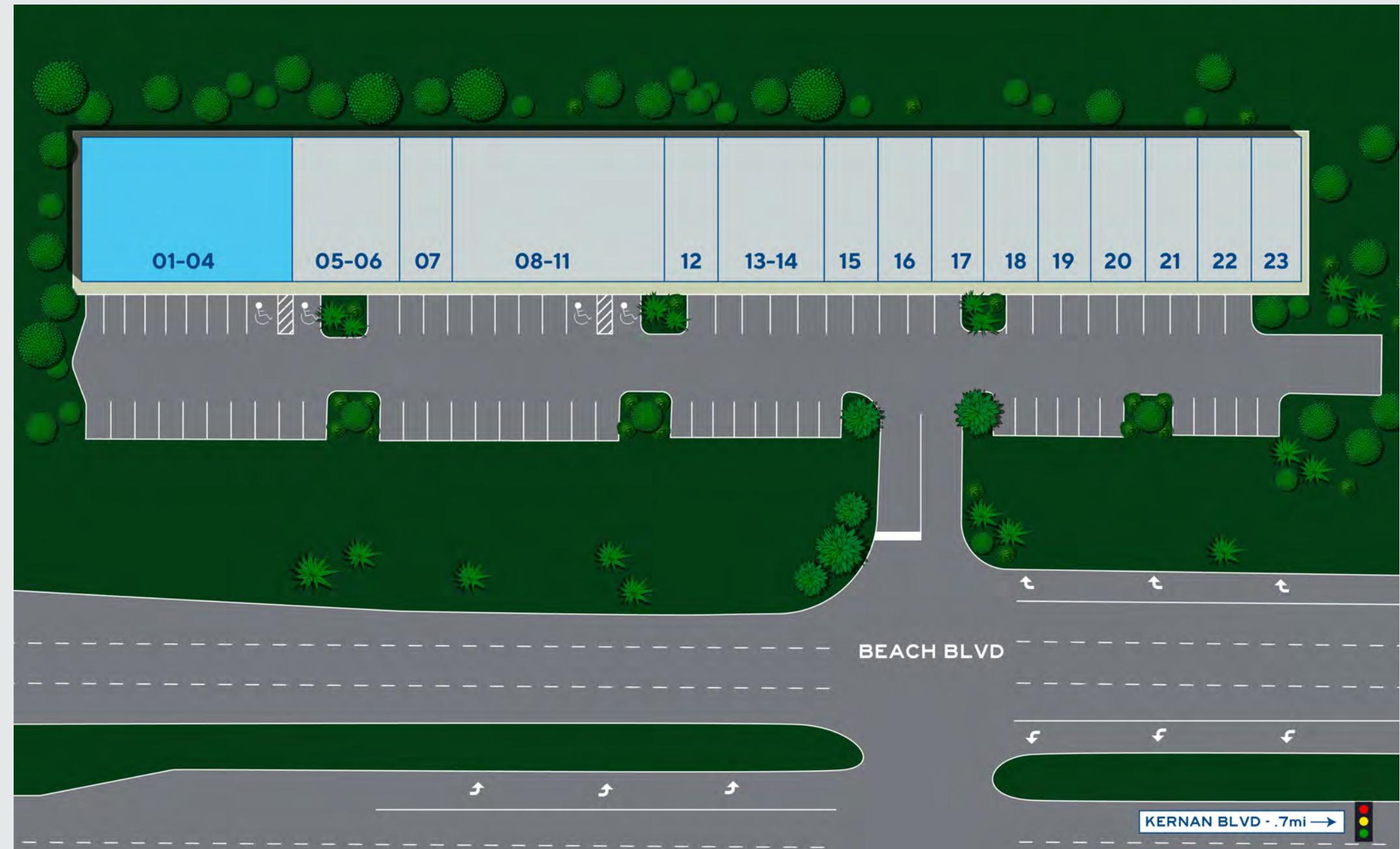
Business and Industrial Area  
3 minute drive

Hub consisting of distribution centers, industrial facilities and manufacturing plants keep the immediate area well populated with daytime workers

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SUITE	TENANT	SF
<b>01-04</b>	<b>Available</b>	<b>4,400</b>
05-06	Anthus Capital Holdings	2,200
07	Haze & Vape	1,100
08-11	Sunset Novelties	4,400
12	Wings2Go	1,100
13-14	The Fusion Island	2,200
15	Heck Massage	1,100
16	Tattoo Parlor	1,100
17	Clear Impressions Solar	1,100
18	Mayra's Jewelry	1,100
19	Spray Tan	1,100
20	Quality Hair Braiding	1,100
21	Diaz Barber	1,100
22	Soul 2 Sole	1,100
23	Decofruit	1,100



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