

# Freestanding Retail Building on Southside Blvd For Lease



**3807 Southside Blvd**  
Jacksonville, FL 32216

## Property Highlights:

- 2,800± SF retail building with 62 feet of frontage on busy Southside Blvd
- Zoned CCG-1 allowing multiple retail uses
- Located at full median break of Southside Blvd and Anders Blvd
- Ample parking and multiple access points
- Traffic count: 40,500 AADT on Southside Blvd.
- *Do not disturb current tenant(s)*

**Lease Rate: \$24/SF NNN (\$4/SF)**

[View Online](#)



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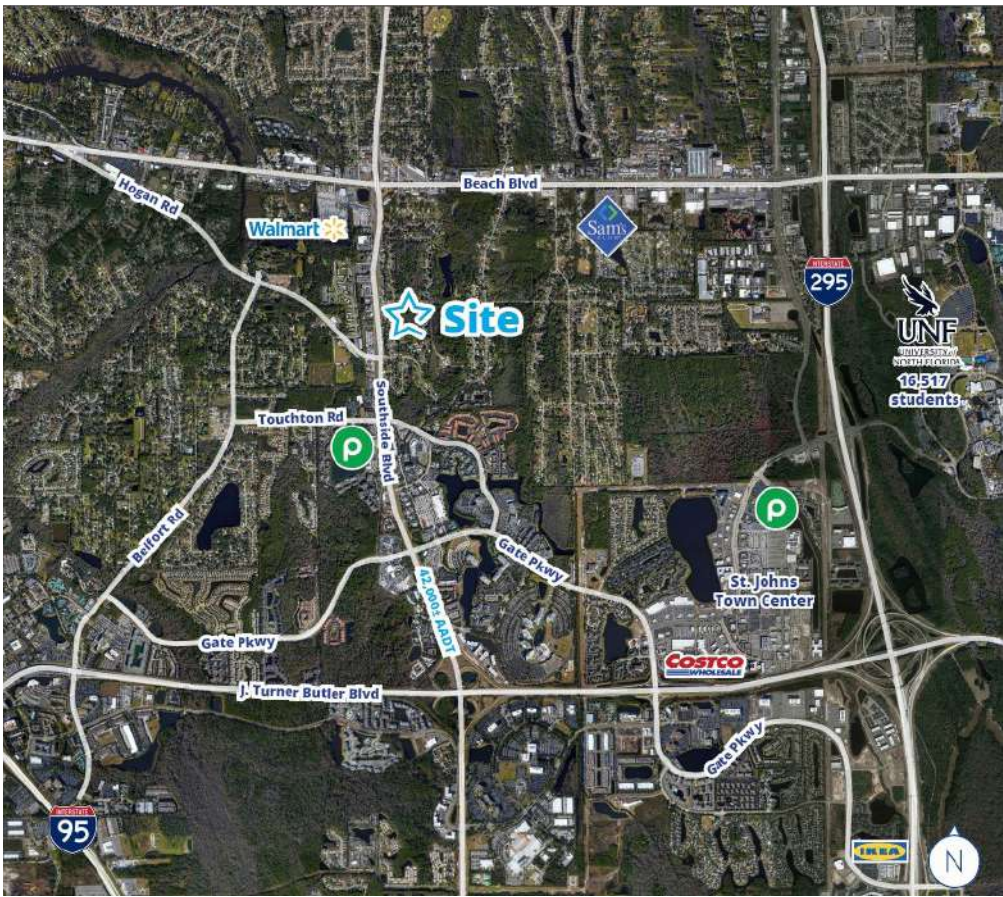
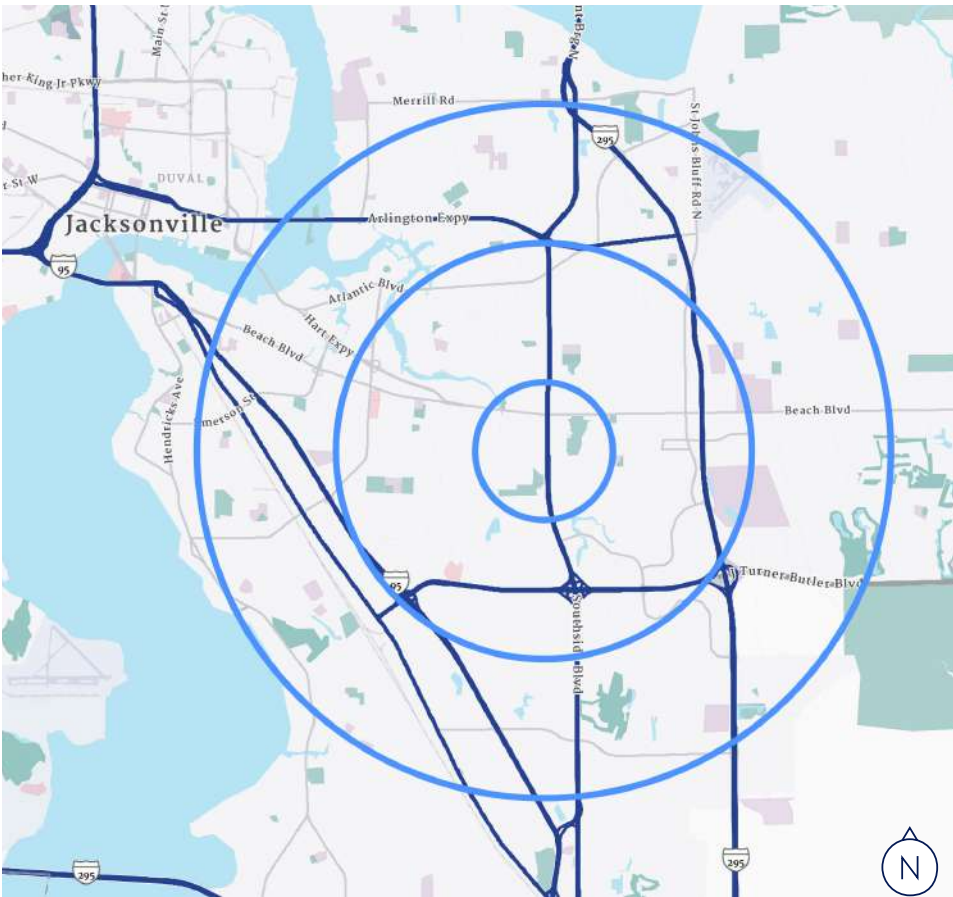
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# Trade Area



## Demographics

Source: ESRI Business Analyst, 2025



Population



Daytime Population



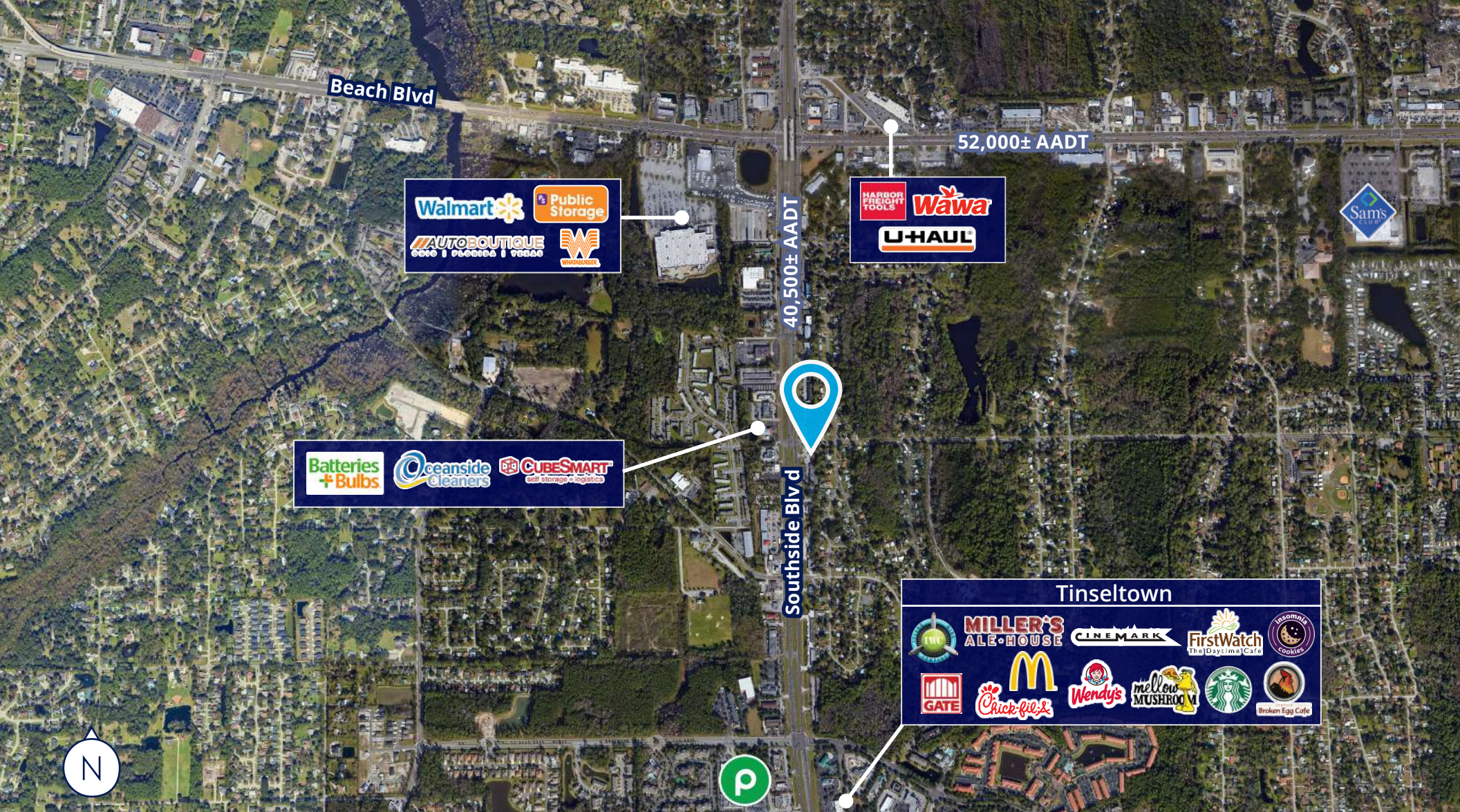
Median Household Income



Average Household Income

	Population	Daytime Population	Median Household Income	Average Household Income
1 Mile	7,902	8,798	\$64,980	\$75,064
3 Miles	85,920	118,857	\$68,324	\$85,766
5 Miles	239,927	289,371	\$69,882	\$93,012





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