

# LANDMARK STATION

12740 Atlantic Blvd. | Jacksonville, FL 32225

## RETAIL SPACE FOR LEASE

### PROPERTY HIGHLIGHTS

- 802 SF IN-LINE SPACE AVAILABLE NOW
- Excellent visibility and access at lighted intersection of Atlantic Blvd. and Girvin Rd.
- Fronts highly trafficked Atlantic Blvd. with 60,000 VPD
- Co-tenancy offers daily foot traffic of Pet Supermarket and Dunkin' Donuts

### DEMOGRAPHICS

#### POPULATION



1 Mile 11,856  
3 Mile 82,789  
5 Mile 189,404

#### HOUSEHOLDS



1 Mile 4,428  
3 Mile 32,384  
5 Mile 76,703

#### DAYTIME POPULATION



1 Mile 6,698  
3 Mile 38,184  
5 Mile 113,240

#### AVE. HOUSEHOLD INCOME



1 Mile \$121,438  
3 Mile \$131,128  
5 Mile \$125,476

#### DAILY TRAFFIC COUNTS



Atlantic Blvd. 60,000 AADT  
Girvin Rd. 11,000 AADT





101	Pet Supermarket	6,695	6	Available	802
104	Epik Burger	1,300	7	Dicky Smith Properties	4,131
1-2	PT Solutions Physical Therapy	2,600	8	Miracle Ear	802
3	Julies Jewelry	700	9	Nu Nails	802
4	Handicraft Cleaners	1,250	10	Compliments Salon	2,550
5	Phone Tech	800	12	Weaver & Stratton Dentistry	2,280

# SUITE 6 | 802 SF



