



For Lease

Lease Rate:

\$23.00/SF (NNN)

Operating Expenses/NNN:

\$6.75/SF

Contact us:

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University Pointe Center

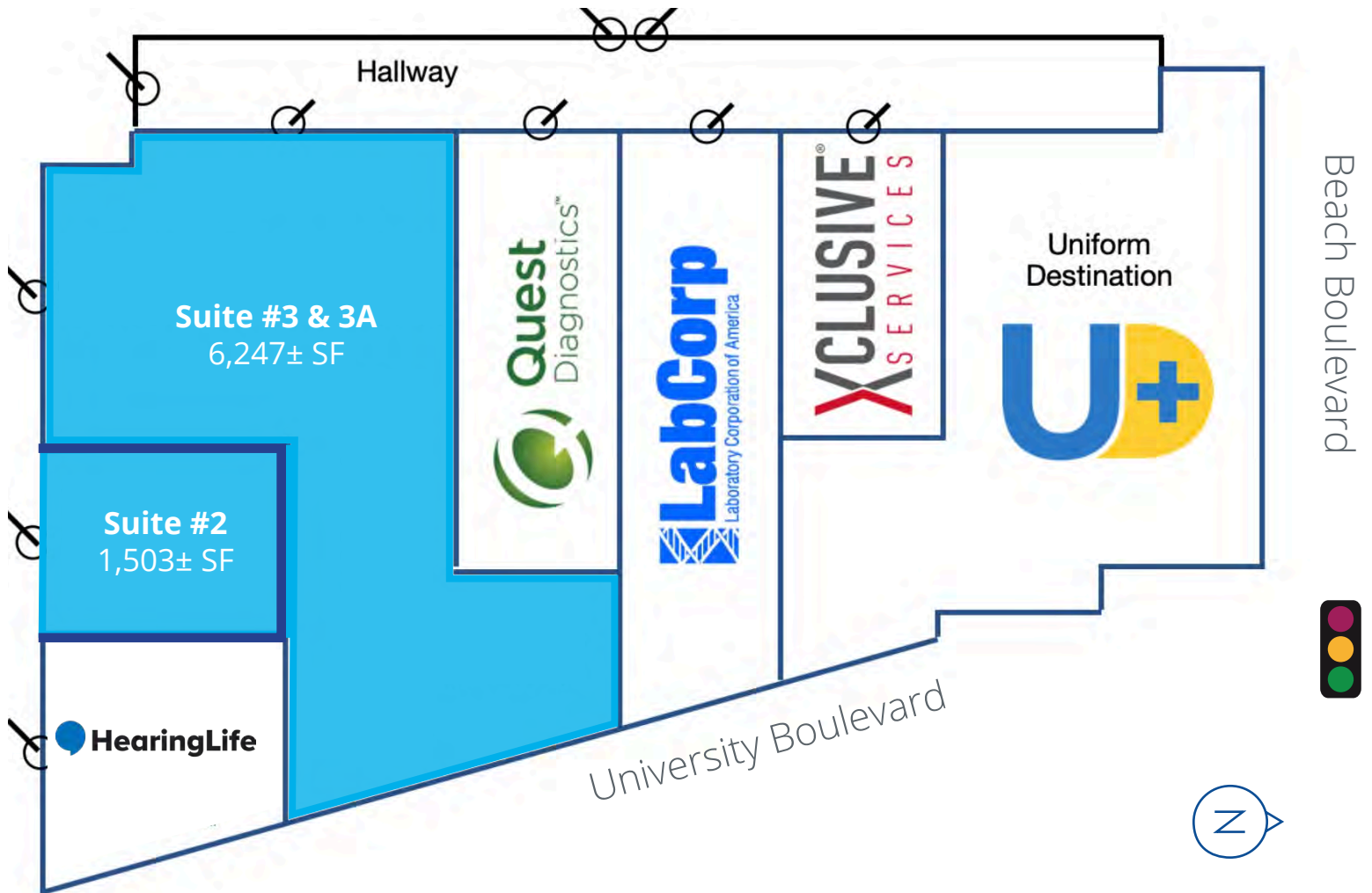
5960 Beach Blvd | Jacksonville, FL 32207

Availabilities	SF	Suite Information
Suite 2	1,503± SF	Open floorplan
Suite 3 & 3A	6,327± SF	(Coming soon) medical office

Property Features:

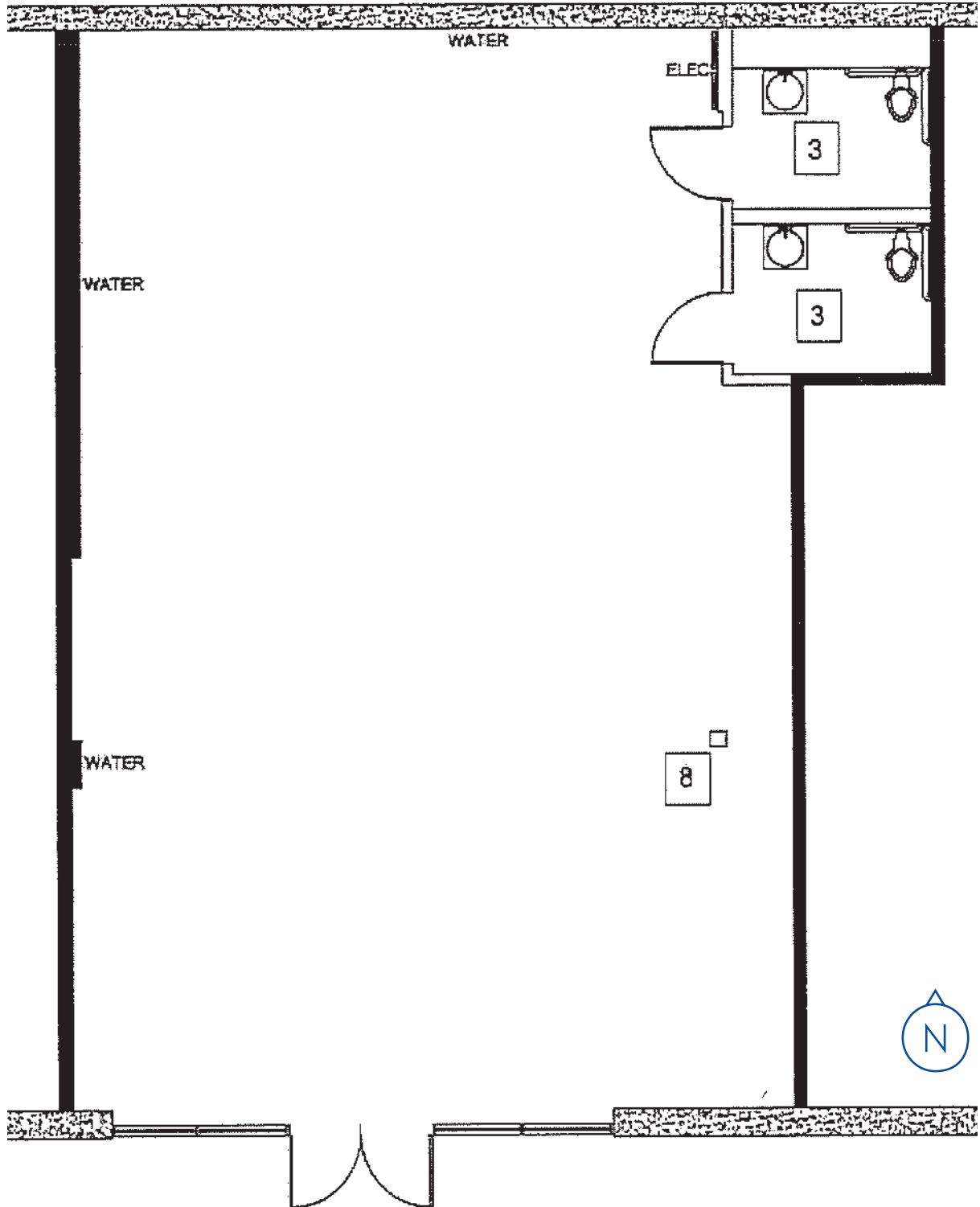
- 23,592± SF shopping center (retail/medical/office)
- Existing fire suppression system
- Directly across from Brooks Rehabilitation (157 beds) and Memorial Hospital (418 beds)
- Ample parking
- Zoned CCG-2
- 373' frontage on Beach Blvd and 510' frontage on University Blvd
- Ideal for retail, medical and office users
- Excellent visibility at highly traveled intersection with a combined 38,500± average daily traffic
- Existing tenants include: Quest Diagnostics, Lab Corp, Uniform Outlet, Exclusive Services and HearingLife

Property Site Plan



Suite	Tenant	Size
Suite #1	Hearing Life	1,646± SF
<i>Suite #2</i>	<i>Available</i>	<i>1,503± SF</i>
<i>Suite #3 & 3A</i>	<i>Crossroads Health</i>	<i>6,247± SF (coming soon)</i>
Suite #4	Quest Diagnostics	2,248± SF
Suite #5	LabCorp	3,108± SF
Suite #6	Exclusive Services	1,507± SF
Suite #7	Uniform Destination	5,683± SF

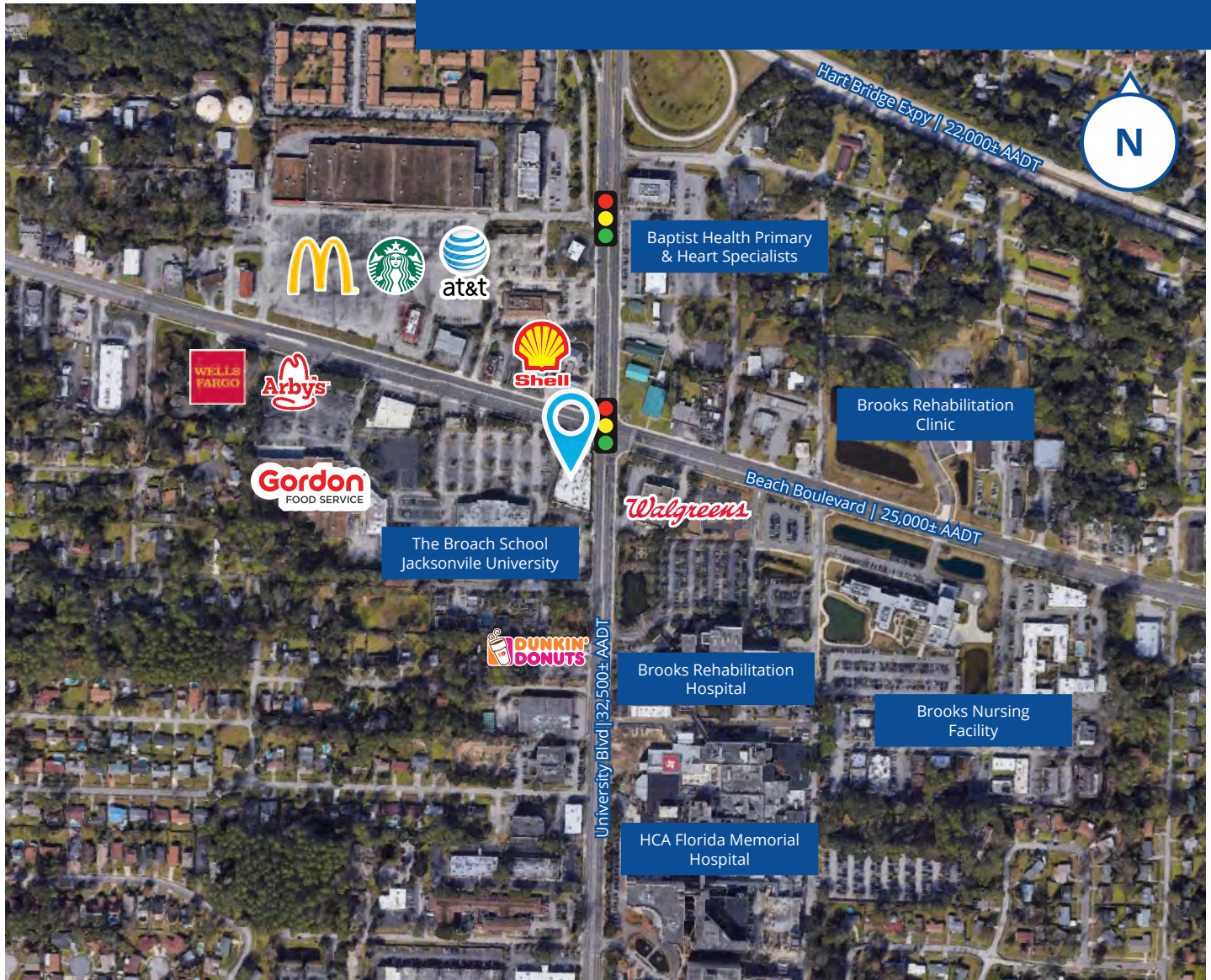
Suite 2 Floor Plan



Suite 3 Floor Plan



Location & Access



Area Demographics | 5 mi radius

Source: ESRI Business Analyst



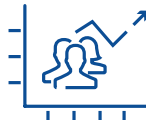
2023
Population

214,299



2023 Average
Household Income

\$76,951



2028 Proj. Avg.
Household Income

\$88,497



2028 Projected
Population

222,571

Suite 2

Property Gallery



Suite 3

Property Gallery



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