ROOSEVELT MARKETPLACE

FOR LEASE

4261 ROOSEVELT BLVD, JACKSONVILLE, FL 32210

LOCATION DESCRIPTION

Located along heavily trafficked Roosevelt Blvd at the northeast corner of Beverly Ave, directly across from Starbucks

PROPERTY HIGHLIGHTS

- 1,376 SF retail space available in new construction multi-tenant building
- Situated within the high income areas of Avondale and Ortega
- Excellent visibility from Roosevelt Boulevard, in the heart of a very high barrier to entry retail submarket
- Surrounding retailers include Pet Supermarket, Starbucks, Jersey Mikes, Verizon and top performing Publix in the MSA
- Traffic Count: Roosevelt Blvd - 41,000 AADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Total Population	9,217	75,693	185,669
2024 Total Households	4,330	33,733	77,033
2024 Median HH Income	$77,984	$58,658	$54,602
2024 Daytime Population	11,014	79,671	256,821

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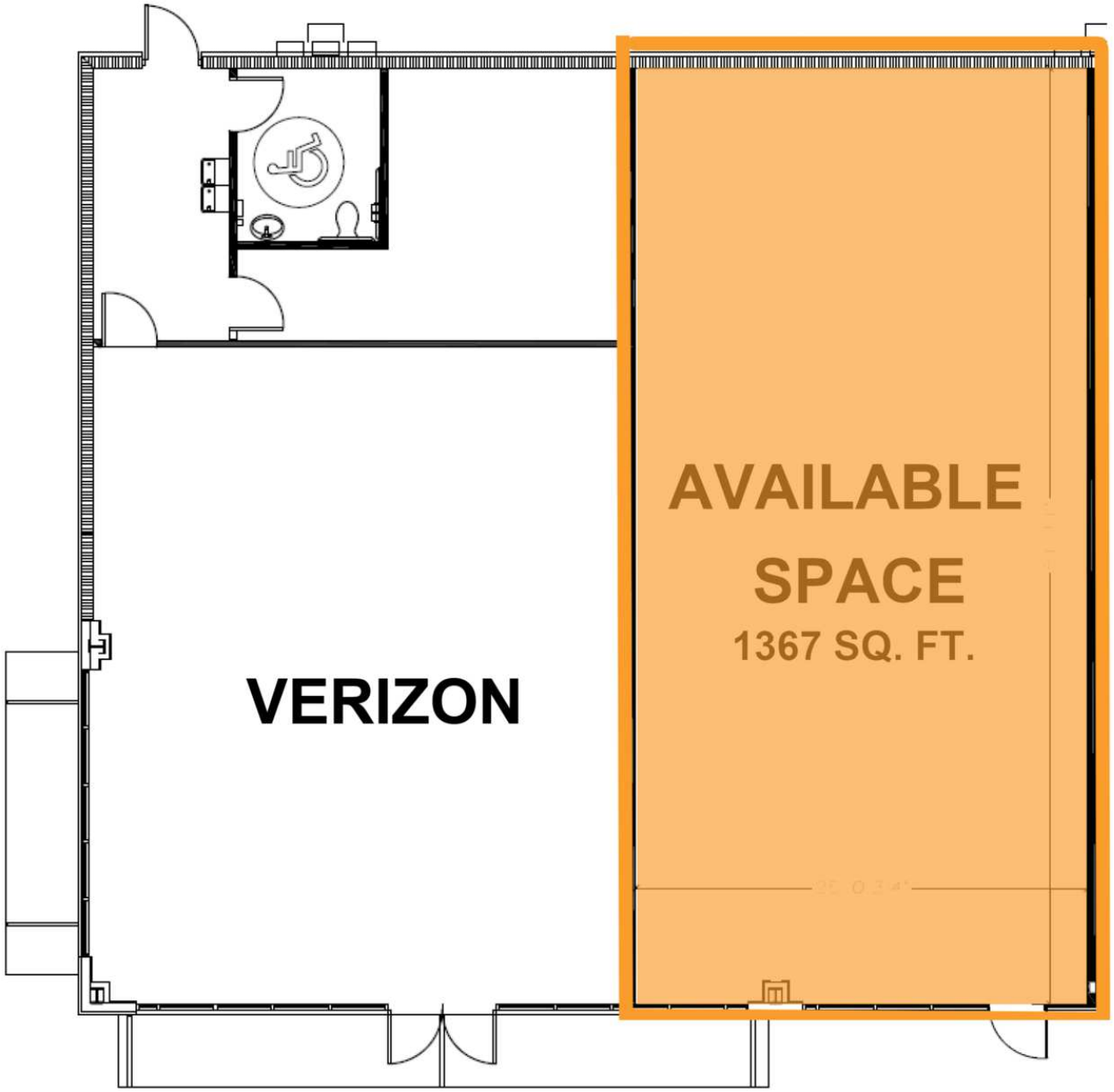

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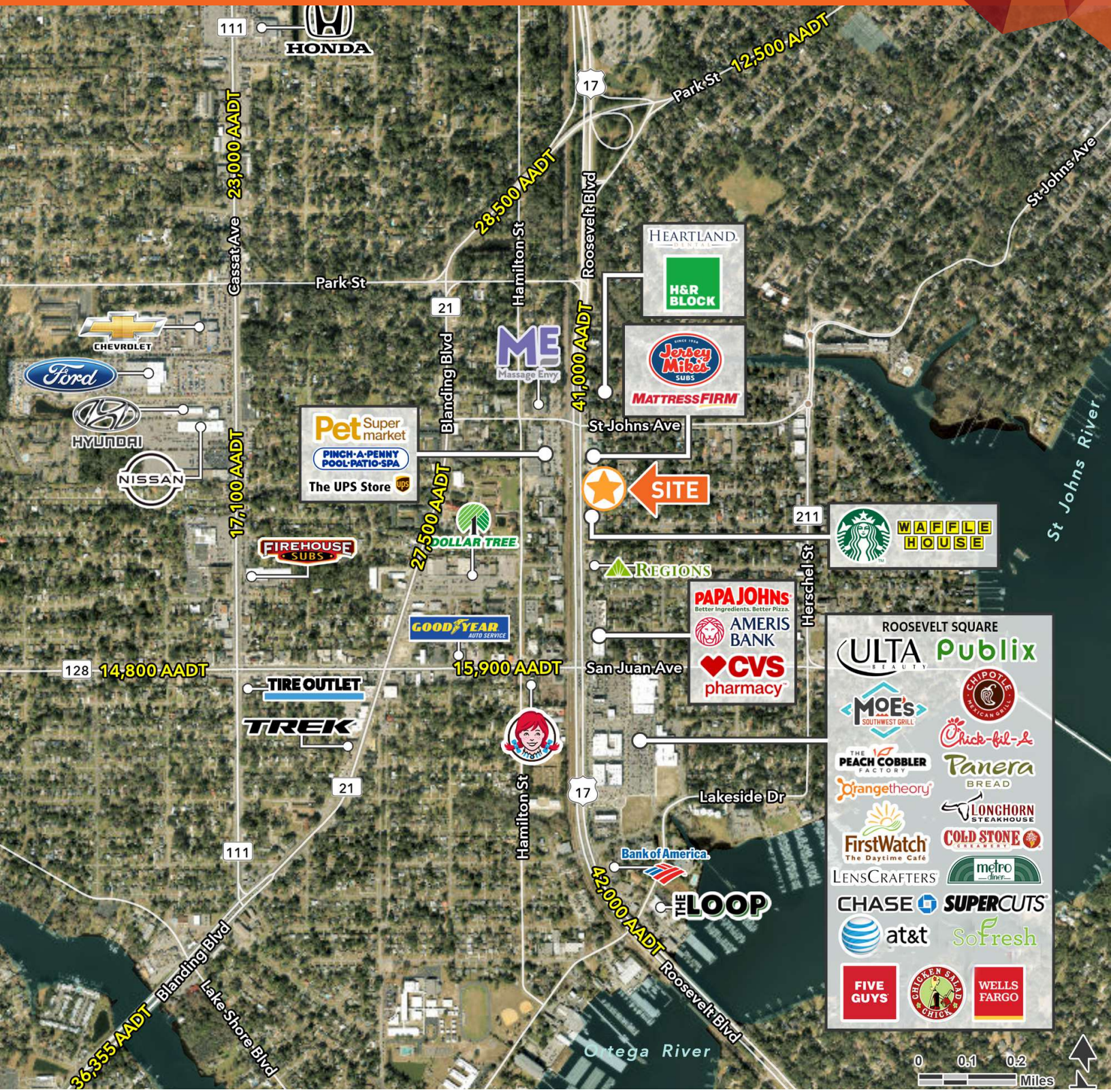

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