

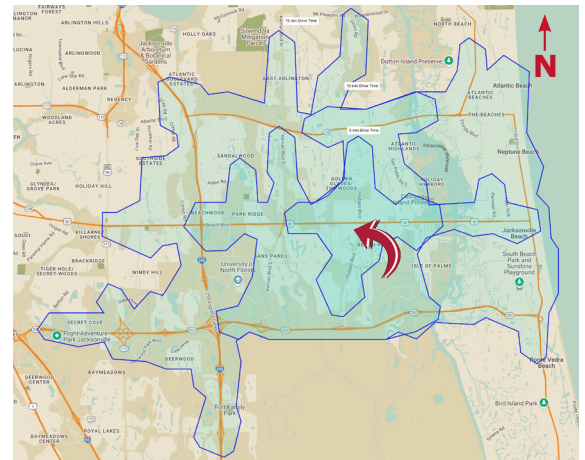
RESTAURANT
FOR SUBLEASE

HODGES POINTE PLAZA

13500 Beach Boulevard, Unit #36, Jacksonville, FL 32224



- **Unit #36: +/-2,439 SF** Turn-Key fully equipped second-generation restaurant space (Former Wild Pie Pizza)
- **Lease Rate: \$38.00/SF NNN Estimated: \$8.16/SF**
- Ideal for Quick-Service or Fast Casual Dining Concepts
- Located at the high-traffic Beach Blvd & Hodges Blvd. intersection, the premier retail corridor in Intracoastal West
- Co-Tenants include: Walmart, Bealls, Bealls Outlet, Pet Supermarket, PDQ, Firehouse Subs, Panda Express, Miller's Ale House, Orange Theory Fitness, Chipotle, Verizon Wireless
- Strong local traffic drivers within ¼ mile:
 - University of North Florida (17,000+ students)
 - Mayo Clinic in Florida main campus with 9,000+ employees
 - The Church of Eleven22, attracting over 19,000 weekly attendees



2024 Demographics	5 Minute	10 Minute	15 Minute
Population	26,597	72,509	177,376
Average HH Income	\$123,376	\$135,138	\$132,623
Households	11,441	30,175	75,929
Median Age	37.4	37.6	37.5

For Additional
Information Contact:

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OR

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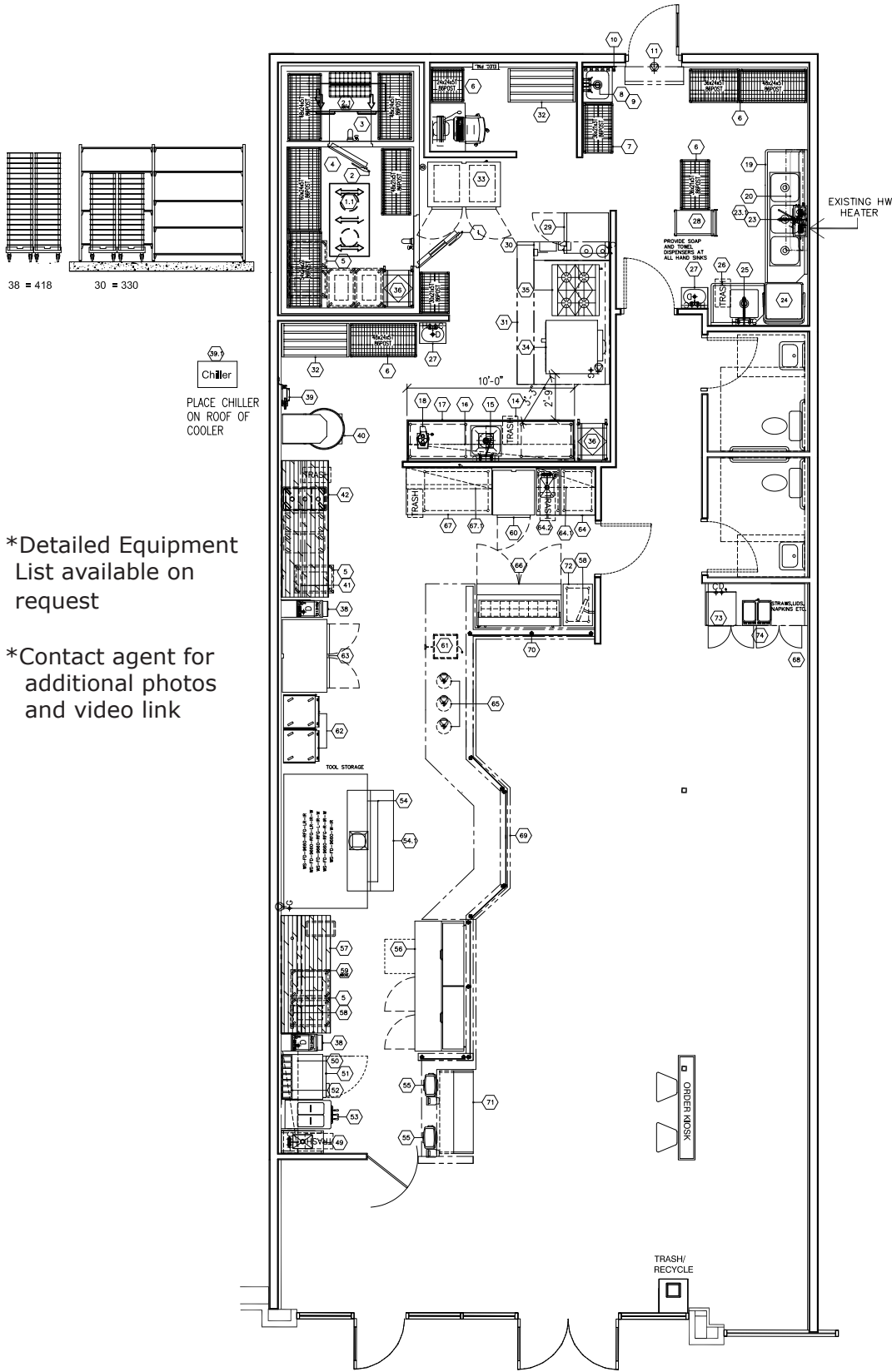
 **STRATEGIC SITES**
Clifford Commercial

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Floor Plan +/-2,439 SF



*Detailed Equipment List available on request

*Contact agent for additional photos and video link

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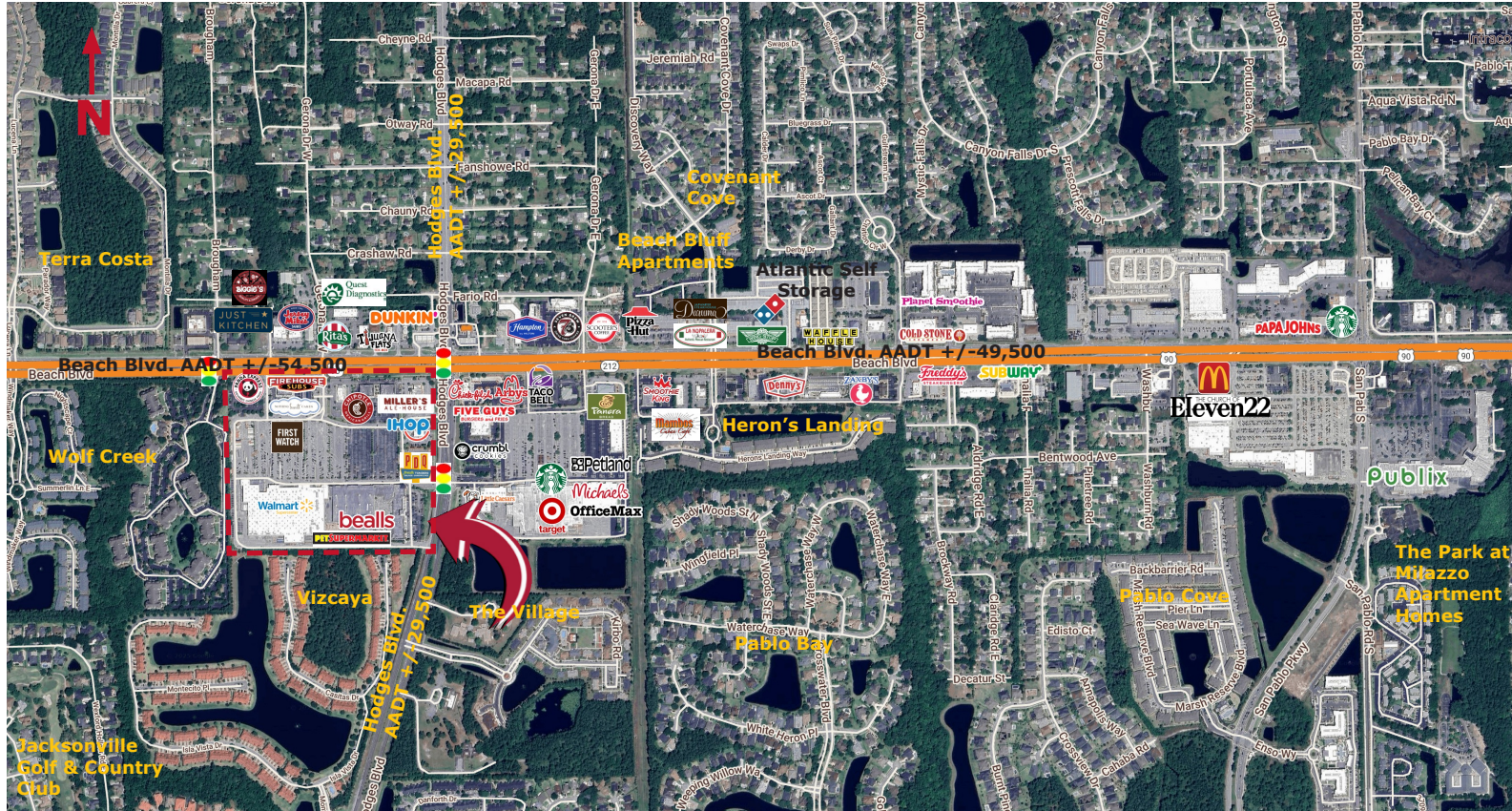
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Site Plan & Aerial

Hodges Pointe Plaza

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SITE SUMMARY

TENANT	ADDRESS	SIZE
SALSAS MEXICAN RESTAURANT	13500-46	4,176 sf
ACCOUNTING & TAX	13500-45	1,200 sf
GOODWILL (DROP OFF ONLY)	13500-44	1,541 sf
ORANGE TREE	13500-43	1,200 sf
T-MOBILE	13500-40	2,666 sf
MODISH NAILS	13500-39	2,500 sf
AVAILABLE	13500-36	2,439 SF
KID TO KID 2	13500-33	4,000 sf
ORANGE THEORY FITNESS	13500-30	3,600 sf
ICEBOX CRYOTHERAPY	13500-29	1,300 sf
MISTEA	13500-28	1,200 sf
H.K. DIM SUM	13500-25	4,357 sf
PET SUPERMARKET	13500-12	7,982 sf
UPTOWN CHEAPSKATE	13500-9	4,750 sf
H&R BLOCK	13500-3	1,337 sf
AVAILABLE	13500-2B	58,015 sf
AVAILABLE	13500-2A	21,985 sf
GAMES GALORE	13500-1	2,170 sf
WAL-MART SUPERCENTER (N.I.C.)	13490	208,497 sf
PDQ (BLDG 3,865 sf)	13260	1.02 ac
IHOP (BLDG 5,746 sf) (NIC)	13250	1.07 ac
MILLER'S ALE HOUSE (BLDG 9,322 sf)	3238	1.23 ac
TUTORING CLUB OF HODGES	13546-6	1,435 sf
SUPERCUTS	13546-3	1,164 sf
STAR FIT YOGA	13546-2	1,200 sf
AVAILABLE	13546-1A	1,800 sf
CHIPOTLE	13546-1	2,400 sf
EYEGLOSS WORLD	13534-3	4,560 sf
VERIZON WIRELESS	13534-1	3,500 sf
CHASE BANK (BLDG 6,278 sf)	13520	1.41 ac
CAR WASH (N.I.C.)	13480	N/A
FIRST WATCH	13470-1	3,500 sf
NOTHING BUNDT CAKES	13470-3	1,648 sf
FIREHOUSE SUBS	13470-4	1,930 sf
PANDA EXPRESS	13460-6	2,100 sf
BARBER STUDIO 904	13460-4	1,150 sf
CARE SPOT (EXPRESS HEALTHCARE)	13460-01	3,250 sf



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