



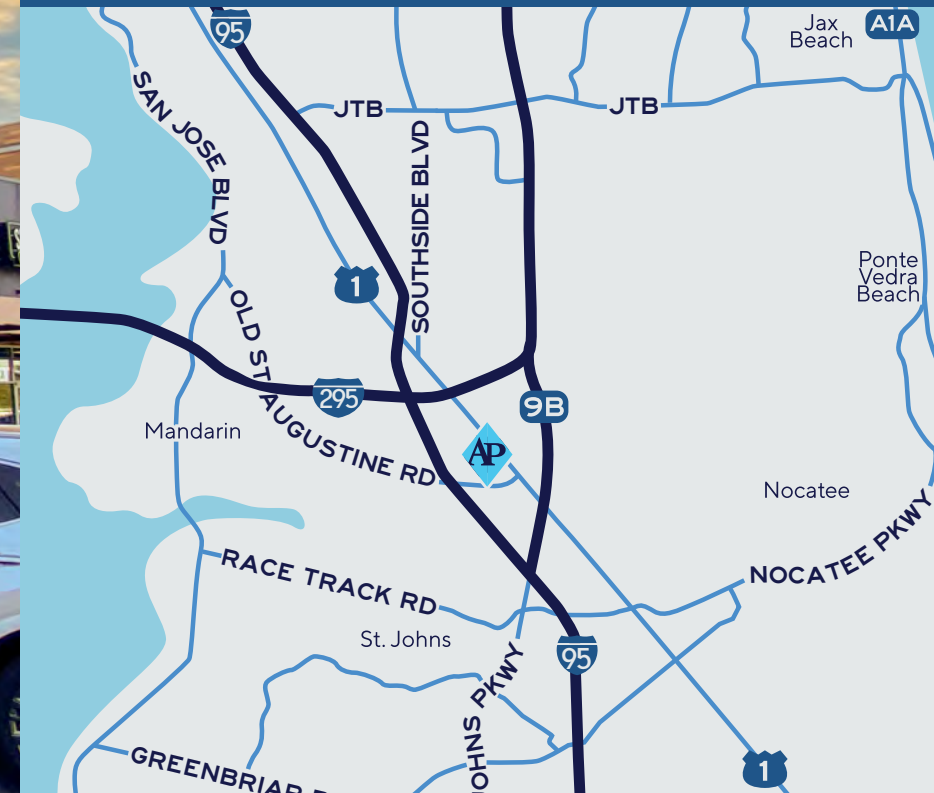
# FLAGLER CENTER SHOPPES

📍 14858 Old St. Augustine Rd | Jacksonville, FL 32258



## QUICK FACTS

- ◆ Anchored by Planet Fitness
- ◆ Location on Old St. Augustine Rd offers close access to I-95 and 9-B, and two minutes from Baptist South Hospital
- ◆ Convenient to fast-growing residential communities of Bartram Park and Nocatee



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9B

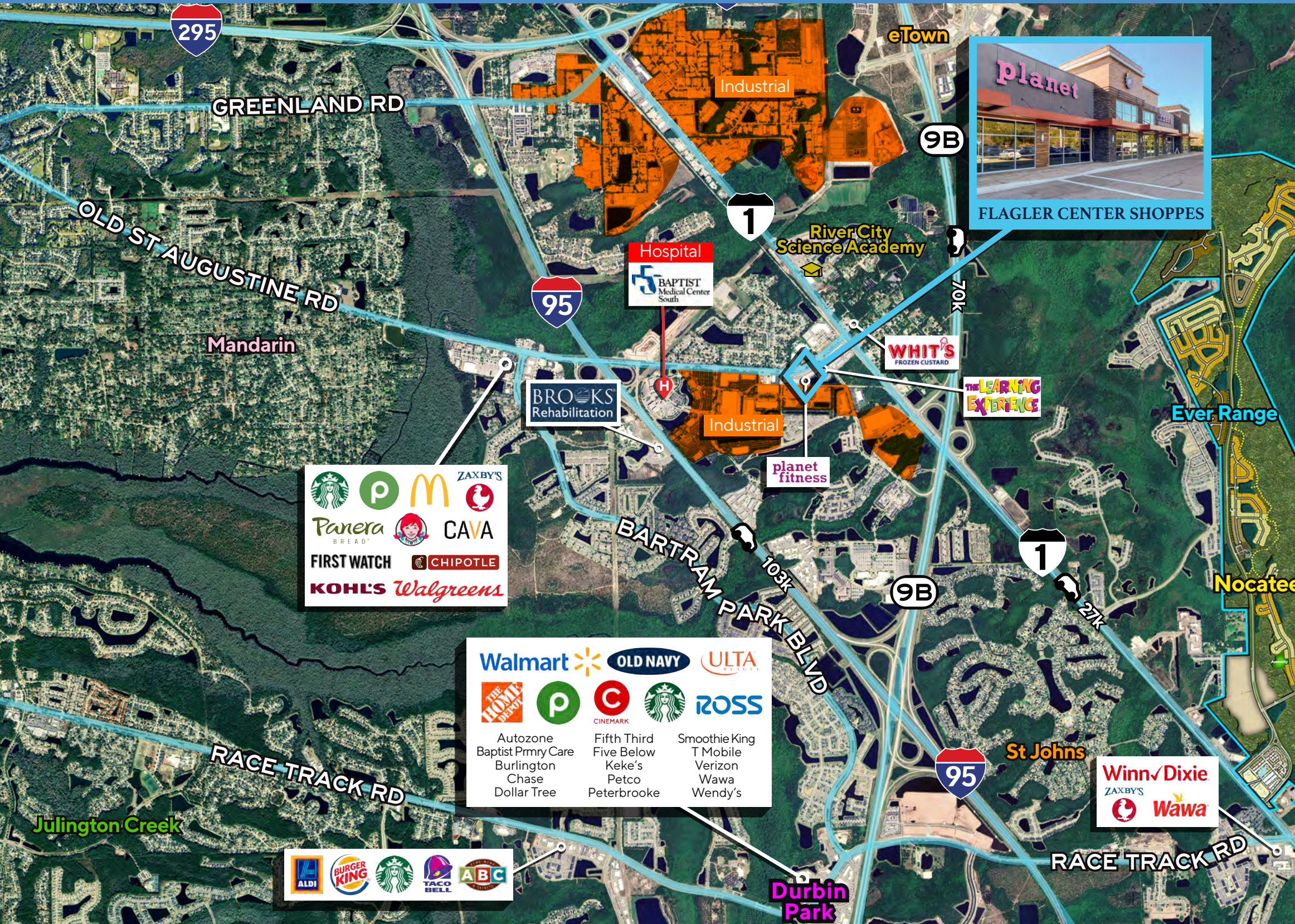


OLD ST. AUGUSTINE RD

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## DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	9,889	41,924	106,846
Households	4,513	16,729	40,932
Average HH Income	\$115,523	\$132,992	\$142,527

## NEARBY BUSINESS, RETAIL AND RESIDENTIAL



### Baptist South

Shopping Center is less than two minutes from Baptist South, the second largest employer in the area with more than 14,000 team members. The hospital is a major driver of traffic to the area, averaging over 750,000 patient visits per year.



### Growing Neighborhoods

Flagler Center is convenient to several populous nearby areas including Bartram Park and the dense neighborhoods off of Old St. Augustine Rd, Race Track Rd, and Greenland Rd. Additionally, affluent Nocatee continues to expand closer to Flagler Center Shoppes via Ever Range, a waitlisted community set to open in spring of 2026.



### Industry & Consumer Services

The surrounding area is home to dozens of supply centers and consumer service providers, bringing employment and traffic to the area

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SUITE	TENANT	SF
101	Space Pizza	1,548
102	Poke Cafe	1,564
103-104	Revolution Chiropractic	2,866
105	Relish Burgers	1,570
<b>106</b>	<b>Available</b>	<b>1,438</b>
107	Smokers Nation	1,450
108	Larry's Giant Subs	1,504
109	China 99	1,460
110	Trilium Eye Care	2,038
111-113	Blue Sky Dental	3,924
114	B R Liquor	1,232
115	Lavish Nails	1,700
116-117	Lemongrass Thai	3,112

