

# Arlington Center

1229-1245 N. Arlington Rd., Jacksonville FL 32211

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27,292 SF Retail Center



*Prepared By:*

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# THE PROPERTY

Location

1229-1245 N. Arlington Rd.  
Jacksonville, FL 32211

## HIGHLIGHTS

- Traffic Count 13,700 vehicles per day
- Diverse tenant mix including restaurant, services, and general retail uses
- Two points of ingress/egress
- Zoning: CCG-2 (Commercial Community/General)

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
12,133	94,585	211,274

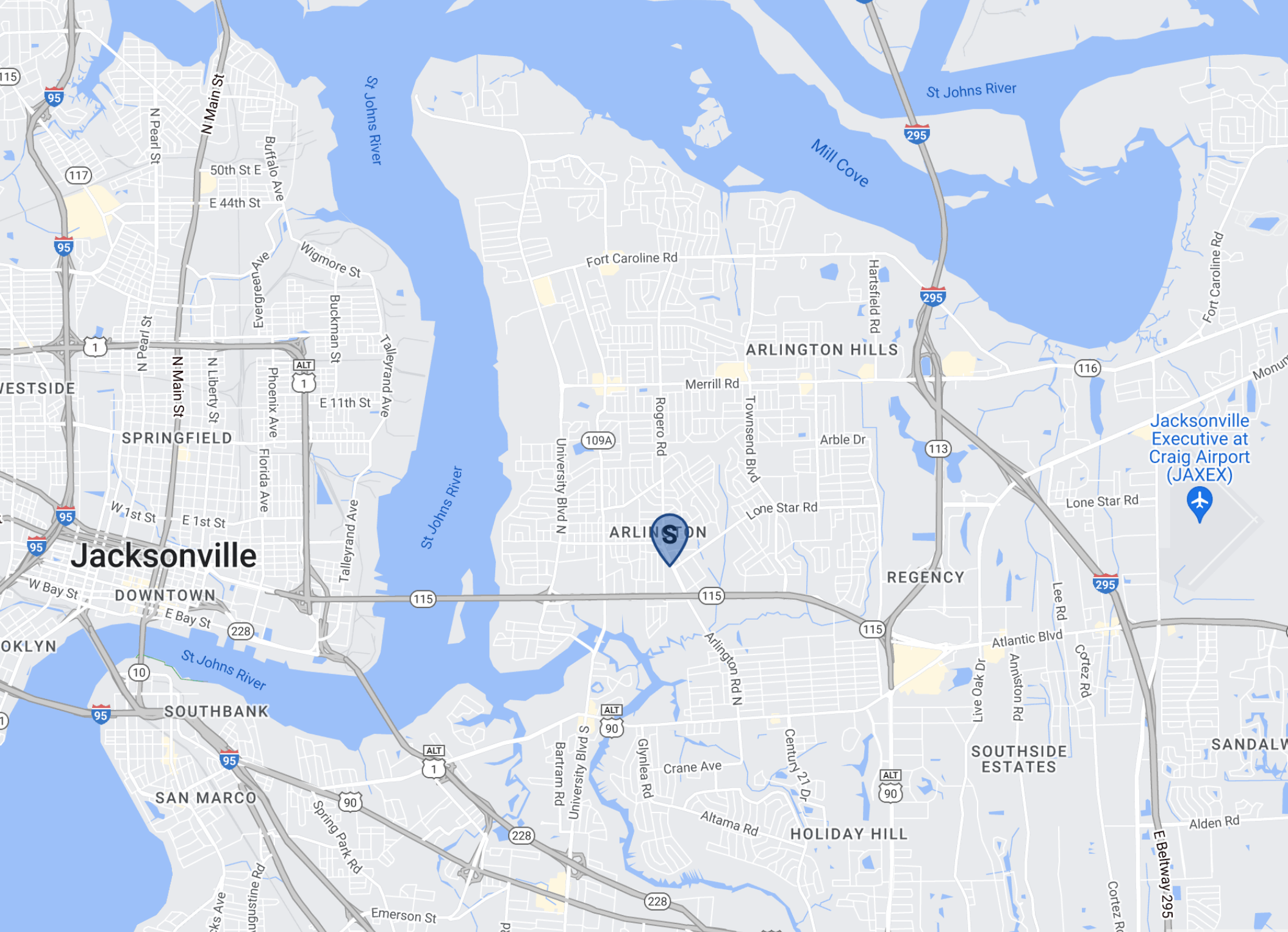
### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$67,731	\$75,805	\$77,351

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,768	38,278	86,381

Suite Tenant	Square Feet	Rent Per Month	Lease Type
1235 Available	1,200	\$1,250	MG
1237-B Available	1400	\$1,450	MG



# Jacksonville

ARLINGTON

ARLINGTON HILLS

REGENCY

SOUTHSIDE ESTATES

HOLIDAY HILL

Jacksonville Executive at Craig Airport (JAXEX)



115

95

117

95

1

WESTSIDE

SPRINGFIELD

95

# Jacksonville

DOWNTOWN

OKLYN

10

SOUTHBANK

95

SAN MARCO

90

ALT 1

228

ALT 90

ALT 1

228

115

ARLINGTON

109A

ARLINGTON HILLS

113

116

295

295

295

SANDALWOOD

E Beltway 295

Alden Rd

Cortez Rd

Atlantic Blvd  
Annisson Rd  
Live Oak Dr

Cortez Rd

Lee Rd

Lone Star Rd

Lone Star Rd

Arble Dr

Townsend Blvd

Merrill Rd

Rogero Rd

University Blvd N

Talleyrand Ave

Buckman St

Wigmore St

Evergreen Ave

50th St E  
E 44th St

N Pearl St

N Main St

Fort Caroline Rd

Hartfield Rd

Fort Caroline Rd

Alden Rd

Cortez Rd

Atlantic Blvd  
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