

Medical Offices/Retail Spaces for Lease

1,700± - 11,204± SF | Coming 2025

13617 & 13619 Atlantic Blvd., Jacksonville, FL 32225



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Property Highlights

- Medical office/retail spaces
- Suites from 1,700± - 11,204± SF
- Pre-leasing in process - delivery late 2025
- 61 parking spaces, 4.5/1,000 SF
- Close to Intracoastal West and Beaches
- Close to amenities







Conceptual Plan





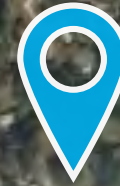
Source: ESRI Business Analyst, 2023

	 Population (2023)	 Population Projection (2028)	 Average Household Income (2023)	 Daytime Population (2023)
1 Mile	9,474	9,207	\$106,626	7,125
3 Mile	78,534	78,924	\$115,951	65,255
5 Mile	173,092	174,704	\$116,923	159,274

Building Conceptuals



Terrabella Coastal
Apartments



Atlantic Blvd



San Pablo Rd S



Hodges Blvd



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