



For Lease

Shoppes of Northshore

363 Atlantic Blvd Atlantic Beach, FL 32233

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- 3,017± SF available for lease
- Strategically located at Beaches Town Center which is a pedestrian friendly destination that pulls from all over the Jacksonville MSA as well as the locals
- New facade, roof, and landscaping
- Ample parking that is monitored during business hours
- Signalized intersection with two rear access points
- Pylon signage available
- Fletcher Middle and High Schools (3,470 students) and Mayport Naval Air Station (25,000 civilian and military personnel) are in close proximity
- Average household incomes of \$153,639 within immediate one mile, \$137,634 within three mile radius

Colliers
76 S. Laura St., Suite 1500
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Site Plan



Availability

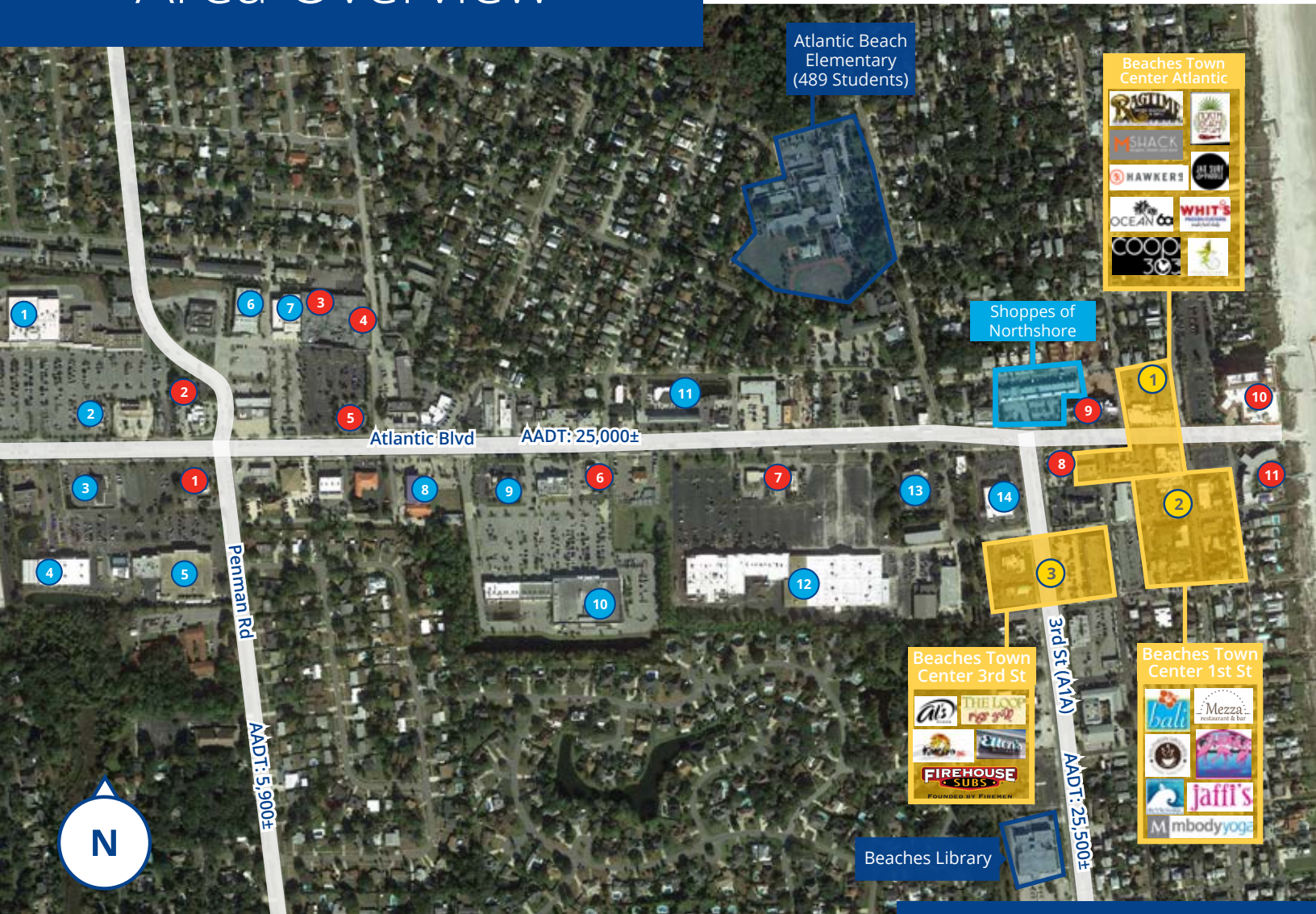
Suite	Tenant	SF	Suite	Tenant	SF
2-4	Available	3,017	9	Treata Tea & Boba	837
5	Milo Fashion	1,000	10	Serene Medical Spa	1,413
6-7	Island Donut	2,082	11	Peterbrooke Chocolatier	750
8	The Candle Garden	808	12	Rainbow Shades	1,017
			13-14	Le Petit Paris	2,274
			15-18	Truist	4,000

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Photo Gallery



Area Overview



Legend and Amenities

Retail/Gyms/Banks

- | | |
|------------------------|----------------------|
| 1. LA Fitness | 11. Gate Gas Station |
| 2. Pandora Jewelry | 12. Bealls Outlet |
| 3. VyStar Credit Union | 13. CVS Pharmacy |
| 4. Ace Hardware | 14. Walgreens |
| 5. Winn Dixie | |
| 6. ABC Fine Wine | |
| 7. Planet Fitness | |
| 8. Aqua East | |
| 9. Chase Bank | |
| 10. Publix | |

Dining

1. Whataburger
2. Royal Palm Village
3. The Fish Company
4. Cantina Louie
5. Dunkin Donuts
6. Hurricane Grill
7. Popeyes
8. Starbucks
9. Poe's
10. One Ocean (Azurea)
11. Sea Turtle Hotel (Lemon Bar)

Retail Centers

1. Beaches Town Center Atlantic
2. Beaches Town Center 1st St
3. Beaches Town Center 3rd St

Beaches Town Center



Demographics

