

FOR LEASE

SHOPS AT JULINGTON CREEK

12795 San Jose Boulevard, Jacksonville, FL 32223



±1,455 SF UP TO ±2,970 SF SPACE AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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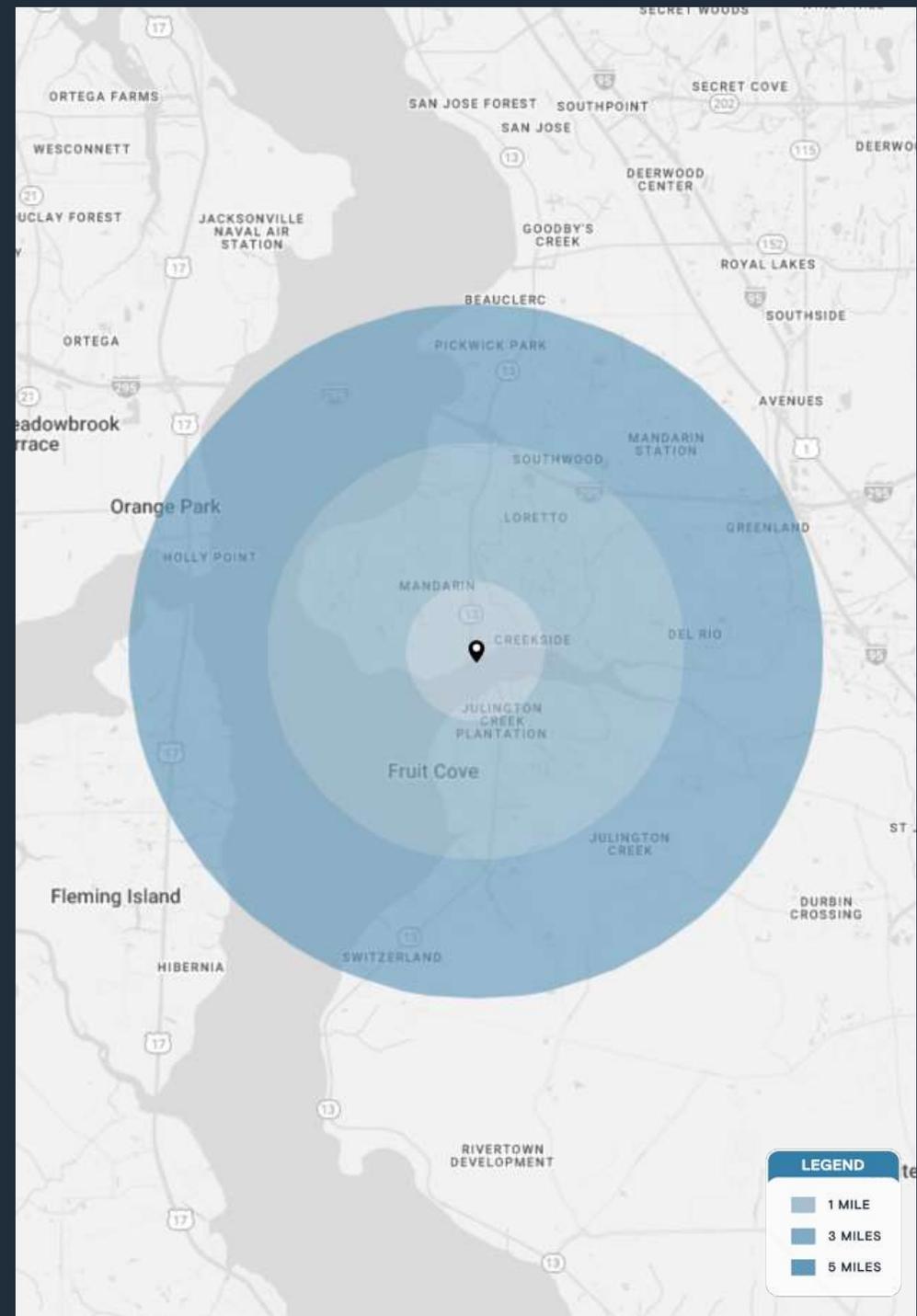
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Property Overview

HIGHLIGHTS

- The Shops at Julington Creek is located on the SE corner of San Jose Boulevard and Julington Creek Road in Jacksonville, Florida.
- The center lies along the coast of Julington Creek, providing shopping and services to the port's visitors, and is anchored by The Fresh Market.
- Average Household Income is over \$138,523 within a 1 mile radius
- Property is fronted on highly traveled San Jose Boulevard with over ±45,000 average daily traffic
- In close proximity to Julington Creek Plantation. The prestigious community comprises of over 5,800 homes across 4,000 acres.
- According to Site Selection Group Blog's 2023 list, Jacksonville MSA is #9 for highest projected 5-year population growth in U.S.

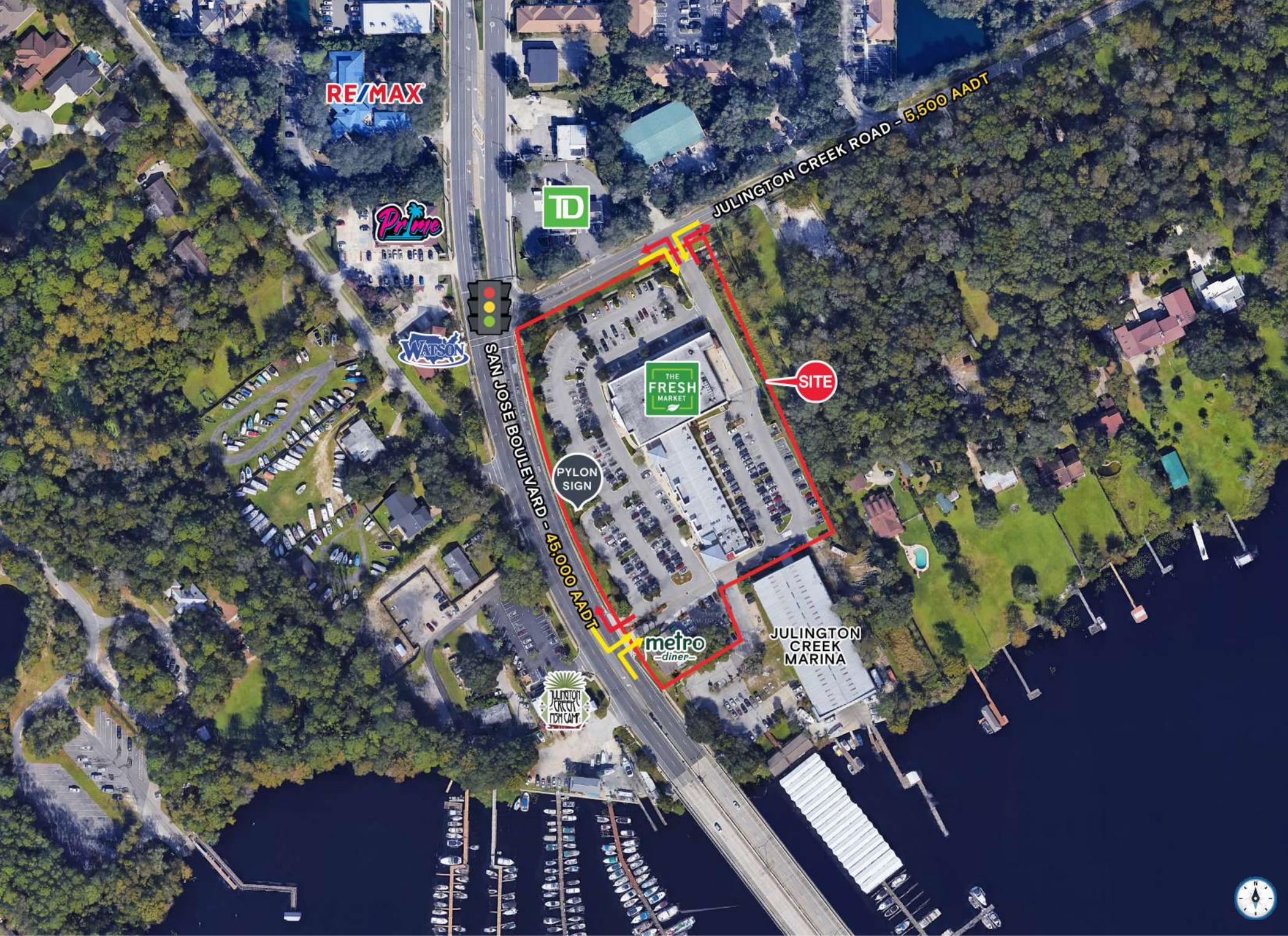
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,112	44,631	126,298
HOUSEHOLDS	1,934	17,164	47,334
EMPLOYEES	1,292	8,951	30,774
AVERAGE HH INCOME	\$138,523	\$129,877	\$133,332
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	12,516	61,977	129,897
HOUSEHOLDS	4,660	23,136	47,574
EMPLOYEES	3,180	10,628	34,902
AVERAGE HH INCOME	\$139,650	\$135,682	\$134,400





Tenant Roster

1	The Fresh Market	21,038 SF	5	Negotiating LOI	2,970 SF	10	Hurricane Grill & Wings	2,710 SF
2	Coming Available	1,455 SF	6	Nail Time	4,194 SF	11	Metro Diner	2,352 SF
3	The Purse Ladies	1,454 SF	8	Bark Street	1,284 SF			
4	Adlina Beauty Salon	1,471 SF	9	Poke Bowl	1,445 SF			



RE/MAX

Prime

TD

JULINGTON CREEK ROAD - 6,500 AADT

SAN JOSE BOULEVARD - 45,000 AADT

THE FRESH MARKET

PYLON SIGN

SITE

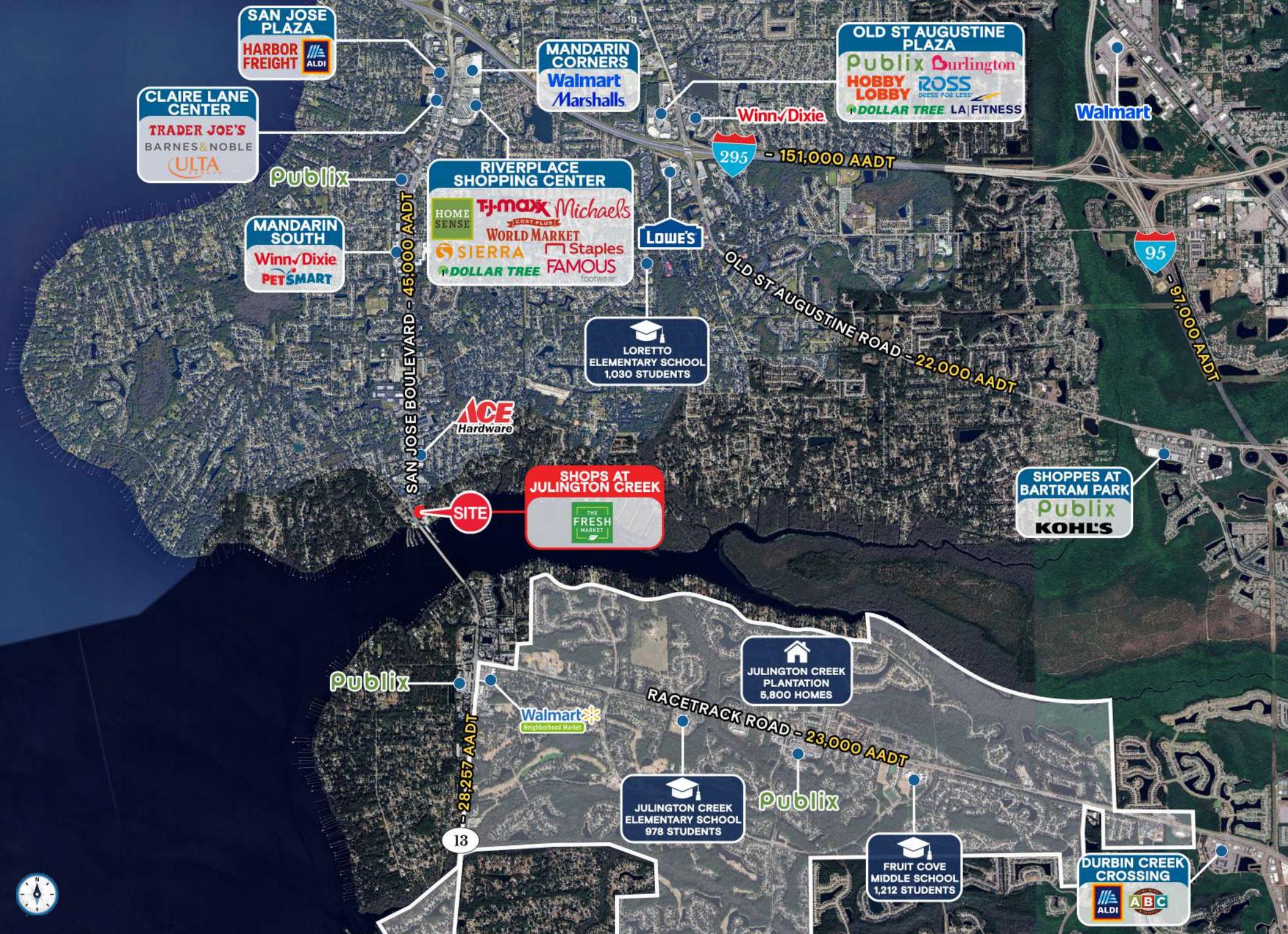
metro -diner-

JULINGTON CREEK MARINA

WATSON

JULINGTON CREEK POY CAMP







Contact Brokers

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