



# For Lease

Lease Rate:

**\$23.00/SF (NNN)**

Operating Expenses/NNN:

**\$6.75/SF**

## Contact us:

### Jason K. Hinson

Senior Associate  
+1 904 861 1106  
jason.hinson@colliers.com

76 S Laura Street, Suite 1500  
Jacksonville, FL 32202  
colliers.com/jacksonville



## University Pointe Center

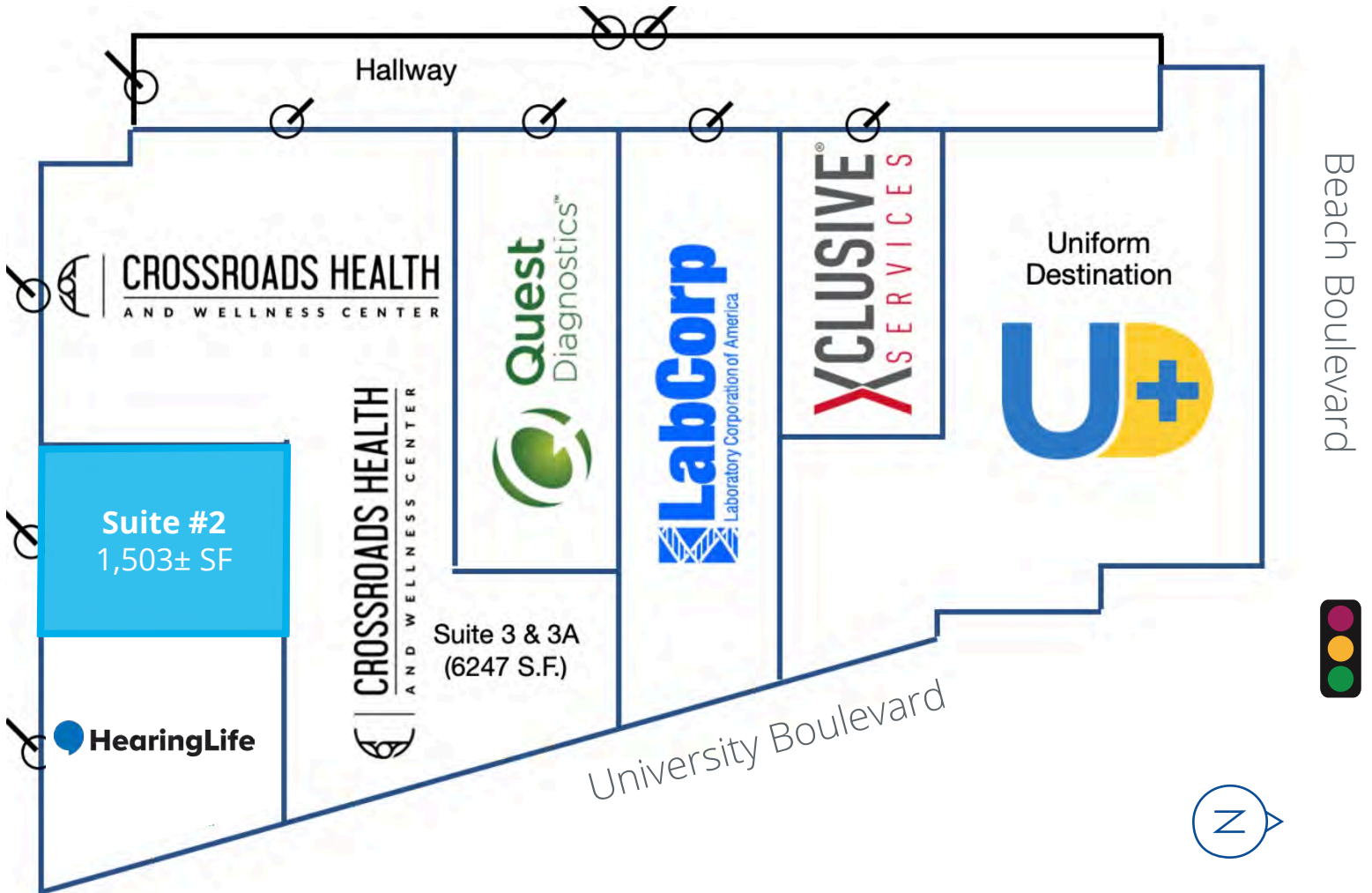
5960 Beach Blvd | Jacksonville, FL 32207

| Availabilities | SF        | Suite Information |
|----------------|-----------|-------------------|
| Suite 2        | 1,503± SF | Open floorplan    |

### Property Features:

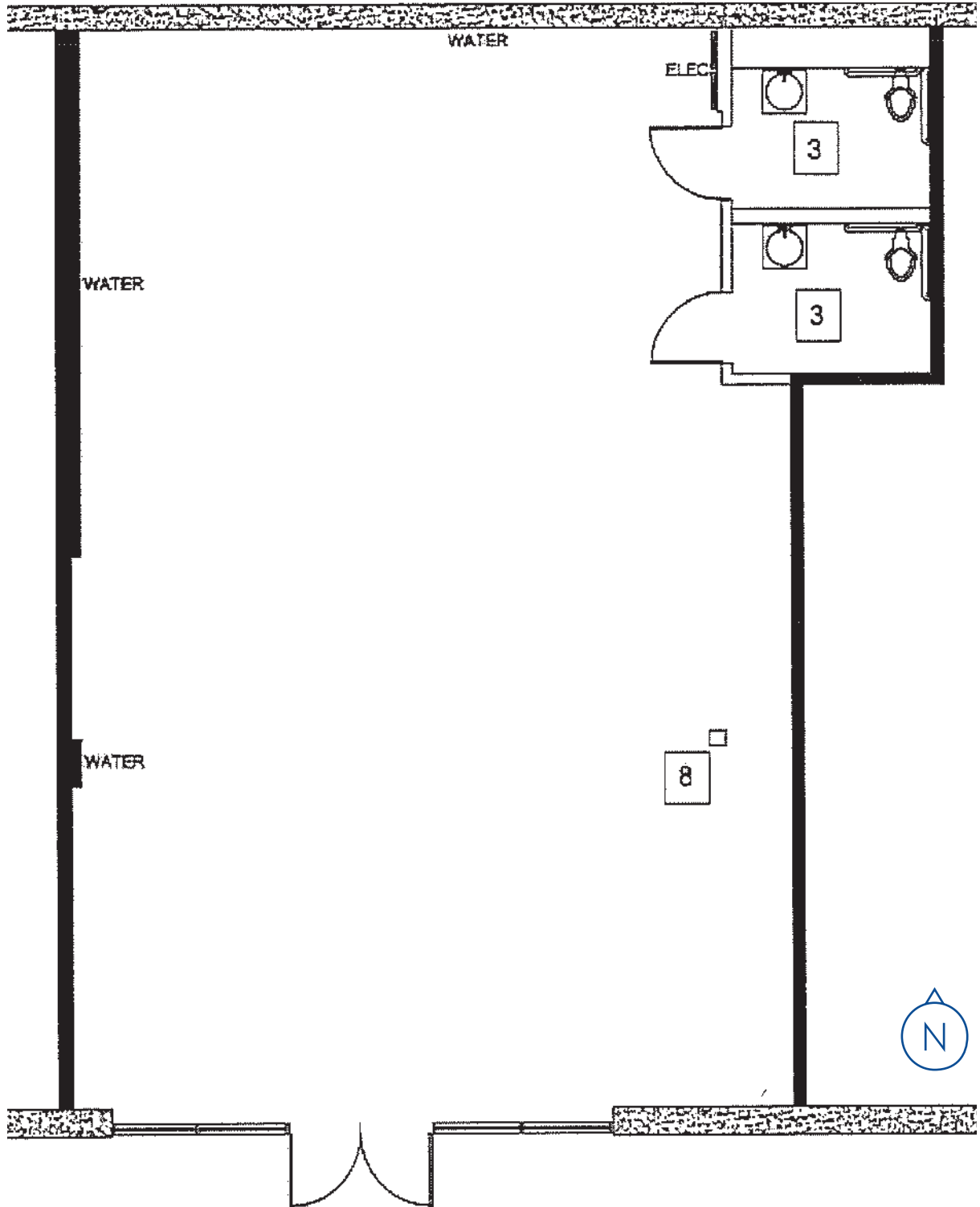
- 23,592± SF shopping center
- Suite 2 open floorplan with 2 ADA restrooms
- Existing fire suppression system
- Directly across from Brooks Rehabilitation (157 beds) and Memorial Hospital (418 beds)
- Ample parking
- Zoned CCG-2
- 373' frontage on Beach Blvd and 510' frontage on University Blvd
- Ideal for retail, medical and office users
- Excellent visibility at highly traveled intersection with a combined 38,500± average daily traffic
- Existing tenants include: Quest Diagnostics, Lab Corp, Uniform Outlet, Exclusive Services and HearingLife

# Property Site Plan

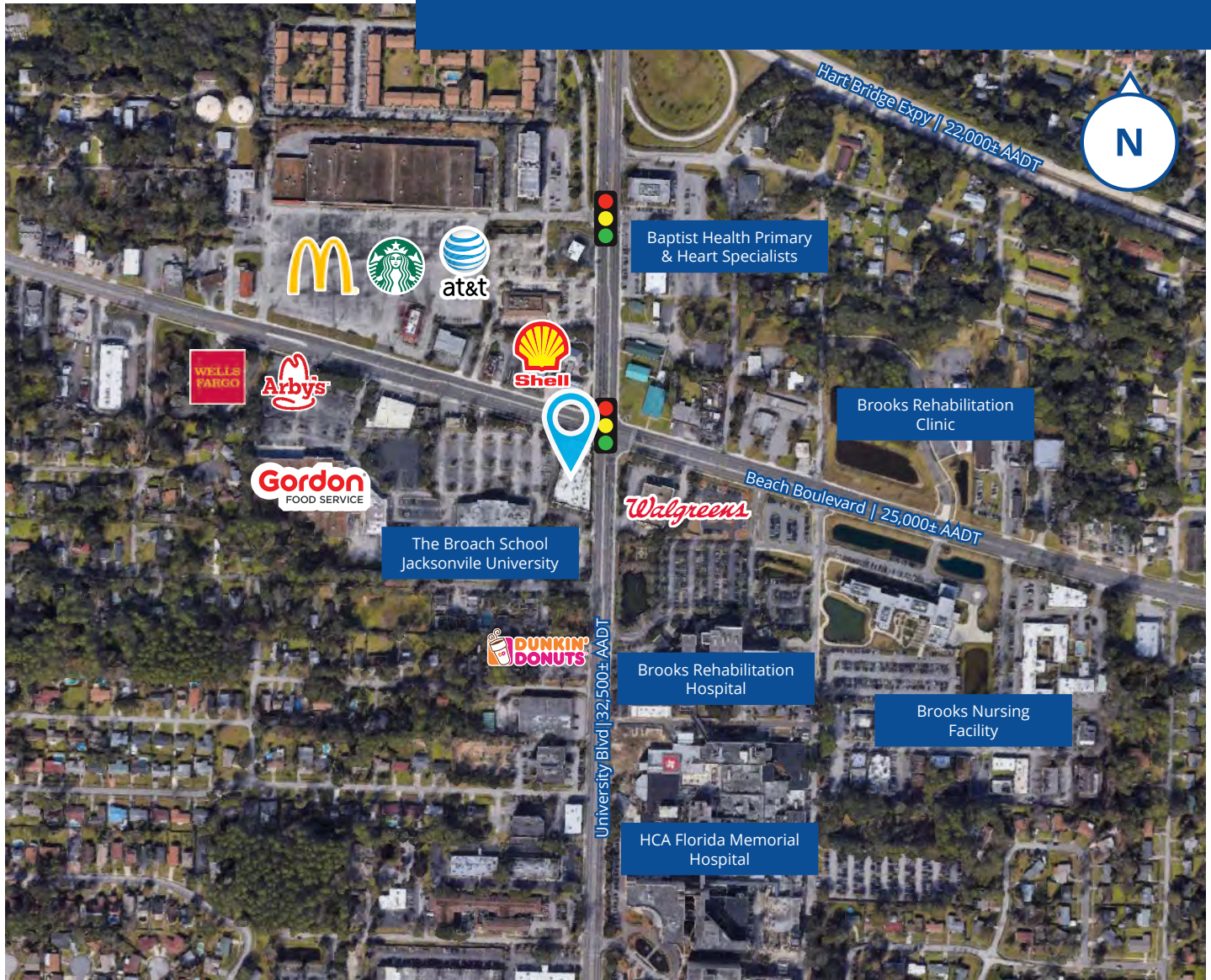


| Suite           | Tenant              | Size             |
|-----------------|---------------------|------------------|
| Suite #1        | Hearing Life        | 1,646± SF        |
| <b>Suite #2</b> | <b>Available</b>    | <b>1,503± SF</b> |
| Suite #3 & 3A   | Crossroads Health   | 6,247± SF        |
| Suite #4        | Quest Diagnostics   | 2,248± SF        |
| Suite #5        | LabCorp             | 3,108± SF        |
| Suite #6        | Exclusive Services  | 1,507± SF        |
| Suite #7        | Uniform Destination | 5,683± SF        |

# Suite 2 Floor Plan



# Location & Access



Area Demographics | 5 mi radius

Source: ESRI Business Analyst



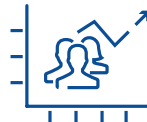
2023  
Population

214,299



2023 Average  
Household Income

\$76,951



2028 Proj. Avg.  
Household Income

\$88,497



2028 Projected  
Population

222,571

# Property Gallery



5960 Beach Blvd | For Lease

# Property Gallery



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76 S Laura Street, Suite 1500

Jacksonville, FL 32202

[colliers.com/jacksonville](http://colliers.com/jacksonville)