

FOR LEASE

MIRAMAR PLAZA

3855 Hendricks Avenue, Jacksonville, FL 32207



OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Building Size:	12,043 SF
Available SF:	1,064 - 9,435 SF
Lot Size:	0.71 Acres
Number of Units:	10
Year Built:	1945
Renovated:	2022
Zoning:	CCG-1

PROPERTY OVERVIEW

Newly renovated Miramar Plaza offers retail spaces from 1,064 +/- SF - 9,435 +/- SF. The parking lot has been redone to allow for additional parking which is just over 30 spaces. There are two (2) access points to the parking lot from Hendricks Ave. Excellent exposure along Hendricks Ave. Estimated NNN to be \$4.00 p.s.f.

PROPERTY HIGHLIGHTS

- Great San Marco location
- Retail spaces from 1,064+/- SF to 9,435 +/- SF
- 30+ parking spaces behind the building
- Less than five (5) miles from Downtown Jacksonville.

PRESENTED BY:

AMANDA KINKADE

904.635.6376

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ADDITIONAL PHOTOS

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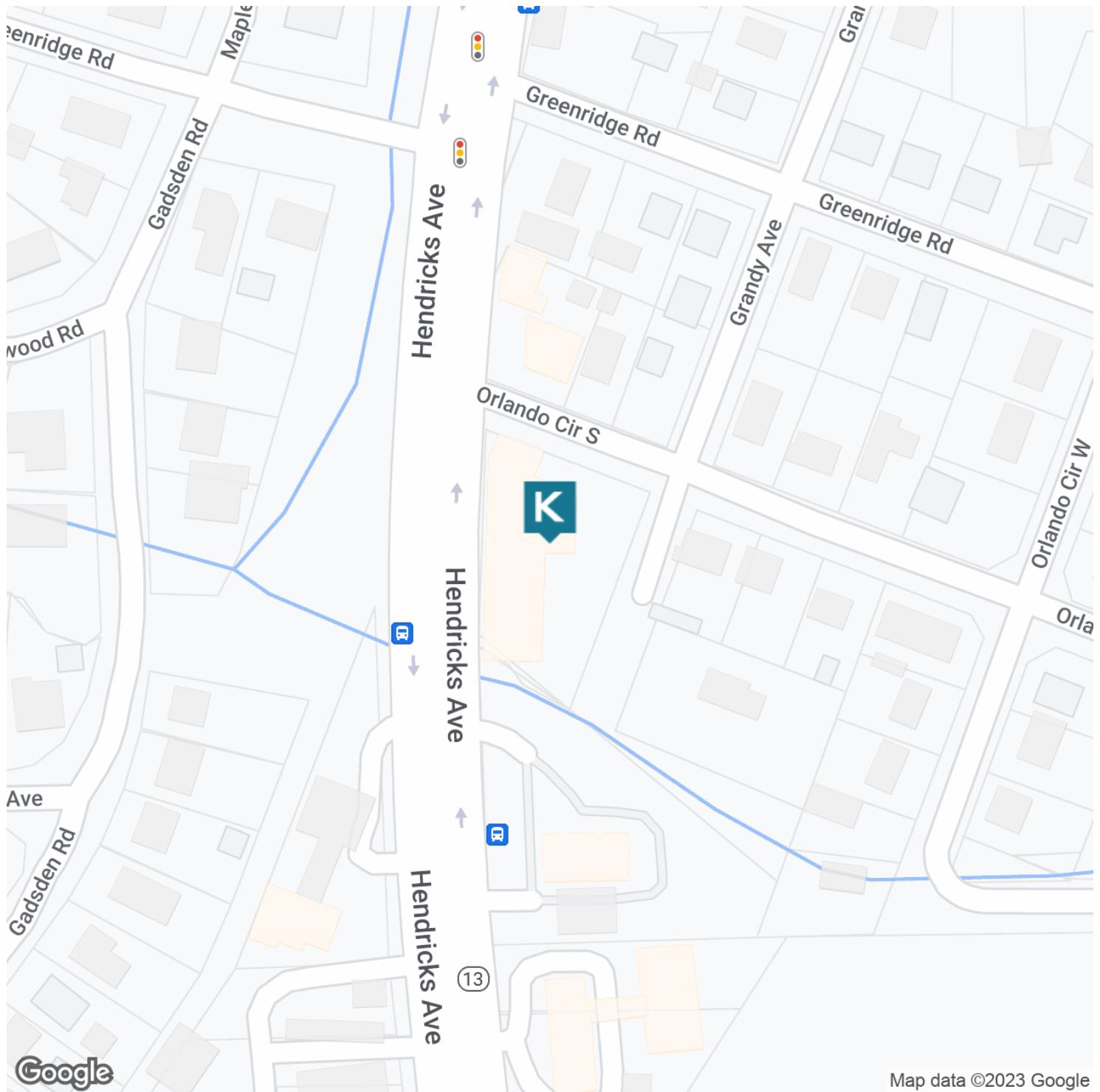
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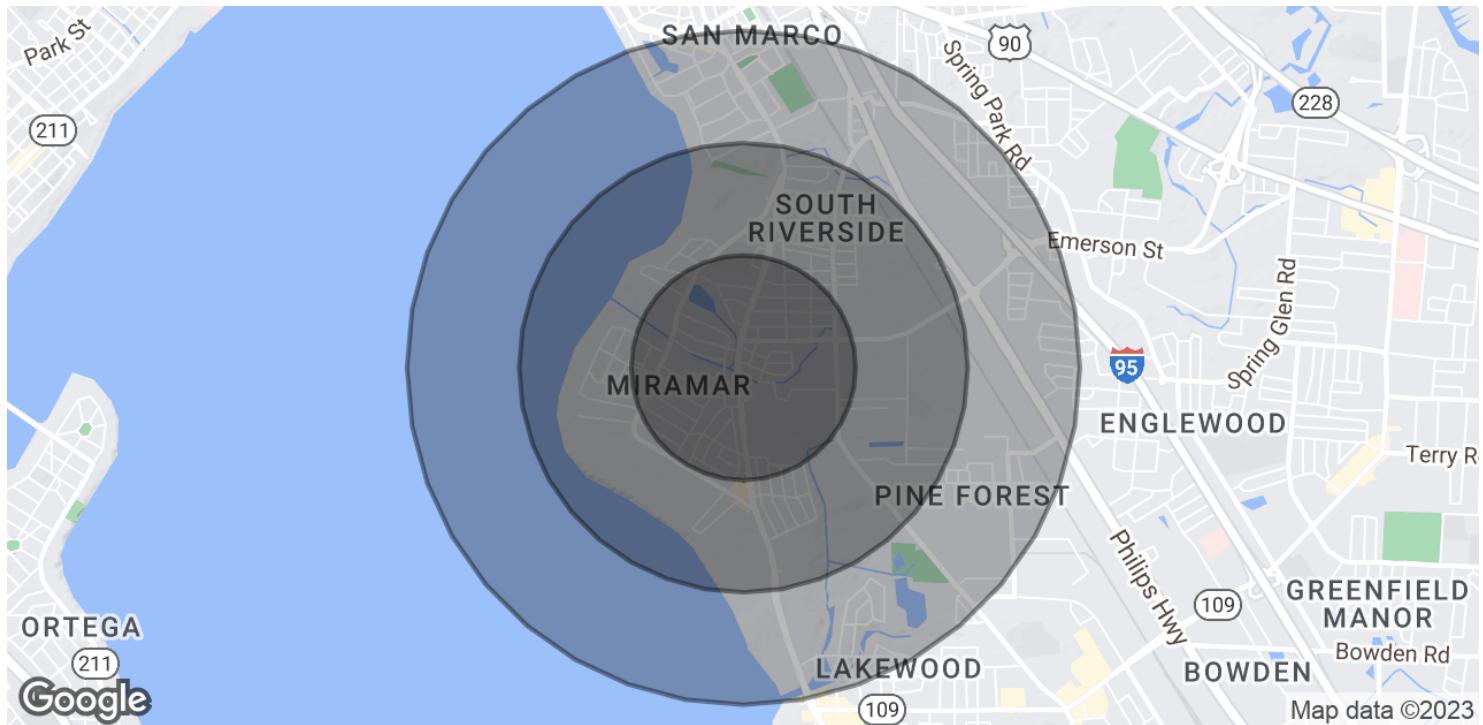
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LOCATION MAP

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,339	6,466	13,472
Average Age	36.0	35.5	37.9
Average Age (Male)	36.2	34.0	37.8
Average Age (Female)	36.8	37.6	38.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	659	2,793	6,299
# of Persons per HH	2.0	2.3	2.1
Average HH Income	\$83,953	\$89,930	\$83,523
Average House Value	\$289,187	\$289,123	\$264,896

* Demographic data derived from 2020 ACS - US Census

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