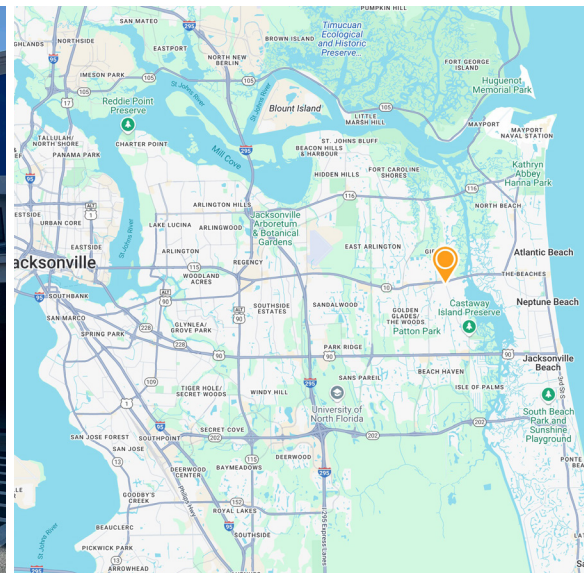


# VILLAGE SHOPPES AT SAN PABLO

1650 San Pablo Road S | Jacksonville, FL 32224

FOR LEASE



## PROPERTY OVERVIEW

- » **Available space: 1,520 SF (Coming Available – 2nd Gen Restaurant) & 2,450 SF**
- » Newly renovated Walmart Neighborhood Market anchored shopping center in the West Intercoastal submarket with nearby retailers including Fresh Market & Publix
- » Strategically located on the SW corner of the Atlantic Blvd & San Pablo Road intersection (62,000 AADT)
- » Ease of access & pylon signage availability on both Atlantic Blvd & San Pablo Road
- » Densely populated neighborhood with over 1,500 multifamily units, plus 1,700 luxury homes in Queens Harbour

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,850	83,687	177,727
Households	4,839	33,597	72,298
Daytime Pop.	5,859	42,813	103,526
Ave. HH Income	\$116,668	\$140,055	\$139,294



110	Jaguar Smoke & Vape	2,150	160	Code Ninjas	1,220	210	Pro Care Cleaners	1,274
120	Coming Available – 2nd Gen Restaurant	1,520	170	The Tutoring Center	1,220	220	Catullo's Italian	2,450
130	King Wok	1,220	180	Mel's Pet Spa	1,220	230	Walmart	49,433
140	Banfield Pet Hospital	2,440	190	Revolution Chiropractic	1,220			
150	Sunny Nails	2,420	200	Available	2,450			



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## RETAIL AERIAL

