VILLAGE SHOPPES AT SAN PABLO

1650 San Pablo Road S I Jacksonville, FL 32224

RETAIL SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- Available space: 1,220 SF (Former Chiropractor) & 2,450 SF (Former Credit Union) *Ability to Combine*
- 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 (65,000 VPD)
- 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

POPULATION



1 Mile 12.105 3 Mile

86,646 5 Mile 181.843

HOUSEHOLDS



1 Mile 5,075 3 Mile 33,425 5 Mile 72.127

DAYTIME POPULATION



6,274 1 Mile 44,235 3 Mile 5 Mile 108.966

AVE. HOUSEHOLD INCOME



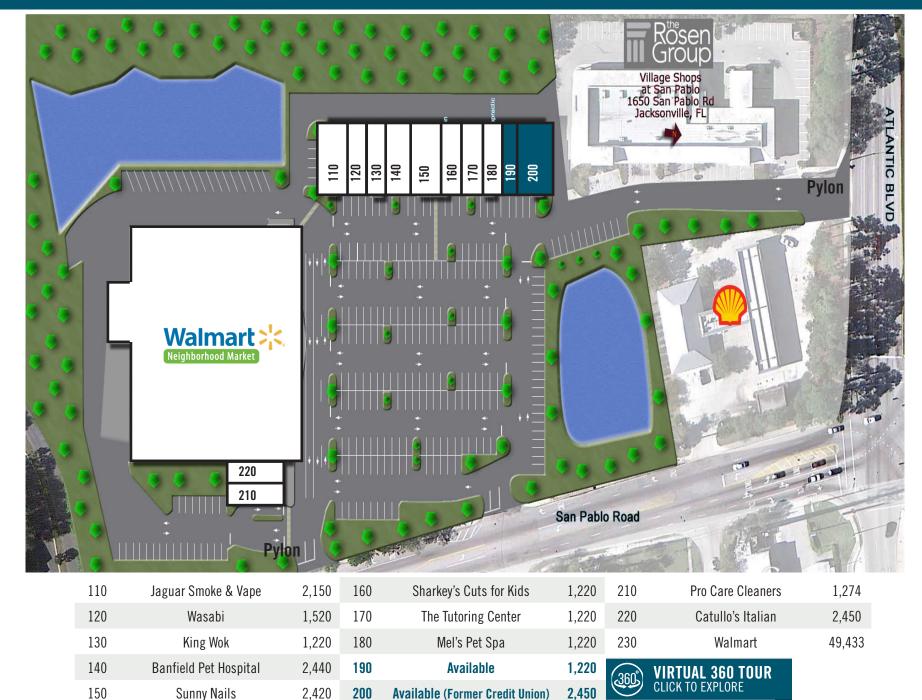
Walmart Available Available DAILY TRAFFIC COUNTS Atlantic Blvd. 44,000 AADT San Pablo Rd. 20,500 AADT



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