

# VILLAGE SHOPPES AT SAN PABLO

1650 San Pablo Road S | 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



1 Mile	6,274
3 Mile	44,235
5 Mile	108,966

### AVE. HOUSEHOLD INCOME



1 Mile	\$65,376
3 Mile	\$89,734
5 Mile	\$95,571

### DAILY TRAFFIC COUNTS



Atlantic Blvd.	44,000 AADT
San Pablo Rd.	20,500 AADT



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110	Jaguar Smoke & Vape	2,150	160	Sharkey's Cuts for Kids	1,220	210	Pro Care Cleaners	1,274
120	Wasabi	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	<b>190</b>	<b>Available</b>	<b>1,220</b>			
150	Sunny Nails	2,420	<b>200</b>	<b>Available (Former Credit Union)</b>	<b>2,450</b>			

 **VIRTUAL 360 TOUR**  
CLICK TO EXPLORE

