



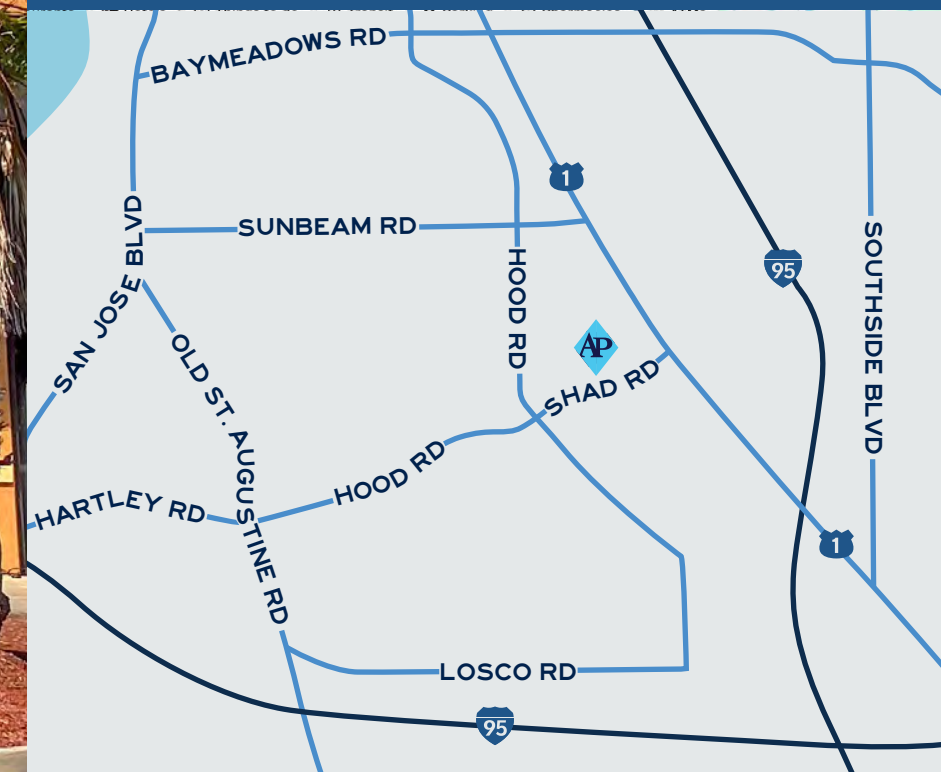
SHAD LANDING

📍 5285 Shad Rd | Jacksonville, FL 32257



QUICK FACTS

- ◆ 62,900 sq. ft. neighborhood retail center located on Shad Road, just west of US-1
- ◆ Versatile retail, office, and showroom spaces starting at 1,000 sq. ft. with options for contiguous space
- ◆ Diverse tenant mix that includes Dollar General, a freestanding daycare, cleaners, barber shop & more



904.992.9000 ◆ leasing@ashproperties.com

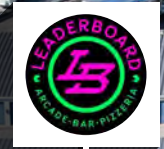
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DOLLAR GENERAL

Available
Unit 306



Available
Unit 204

Available
Unit 209



SHAD RD

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DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	4,503	77,136	170,457
Daytime Population	6,570	102,644	241,069
Households	1,644	34,440	74,788
Average HH Income	\$87,185	\$87,981	\$100,411

NEARBY BUSINESS, RETAIL AND RESIDENTIAL

Mandarin, San Jose and Baymeadows

Neighboring areas are densely populated, with daytime populations running 30% higher than the general population

Duval Charter School

Shad Landing benefits from traffic from Duval Charter School, a carpool-only K-8th grade school located directly to its west

Shopping

Shad Landing is centrally located between an abundance of shopping hubs, and just a four minute drive from the Avenues Mall

Industry & Consumer Services

Shad Landing sits across from an entrypoint to Florida Mining Blvd, which like US-1 is home to dozens of supply centers, showrooms and consumer service providers, bringing employment and traffic to the area

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