



1320-1322 University Blvd N

1320-1322 University Blvd N, Jacksonville, FL 32211



William Messer

Watson Commercial Realty, Inc.
4685 Sunbeam Rd, Suite 4, Jacksonville, FL 32257
wmesser@watsoncommercial.com
(904) 200-1030

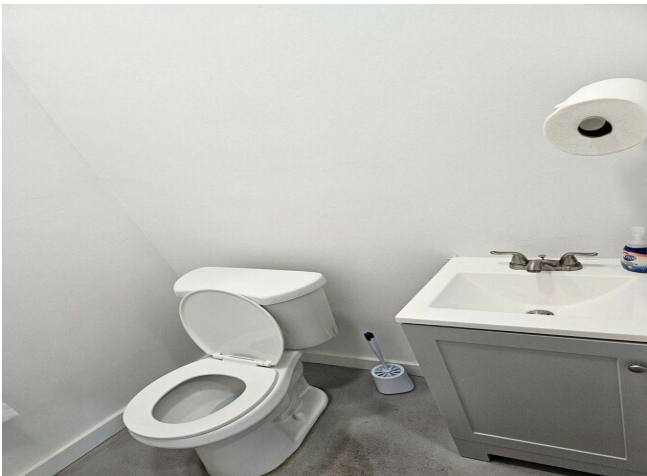


1320-1322 University Blvd N

\$20.00 /SF/YR

- 650-SF CCG-2 zoned retail unit with new roof less than 5 minutes from Jacksonville University and its 4,000 students, faculty, and staff
- New restroom fixtures and fresh paint
- Access: Located at the first and second eastbound Matthews Bridge / Arlington Expressway exits
- High traffic count – 25,000 Average Annual Daily Traffic – FDOT
- Pedestrian-friendly CCG-2 property
- Site Flexibility – Professional office, Medical, Retail, Salon, Service
- ...

- • 650-SF CCG-2 zoned retail unit with new roof less than 5 minutes from Jacksonville University and its 4,000 students, faculty, and staff
- • New restroom fixtures and fresh paint
- • High traffic count – 25,000 Average Annual Daily Traffic – FDOT
- • Pedestrian-friendly CCG-2 property
- • Site Flexibility – Professional office, Medical, Retail, Salon, Service
- • \$1,350/month (Base + OPEX)

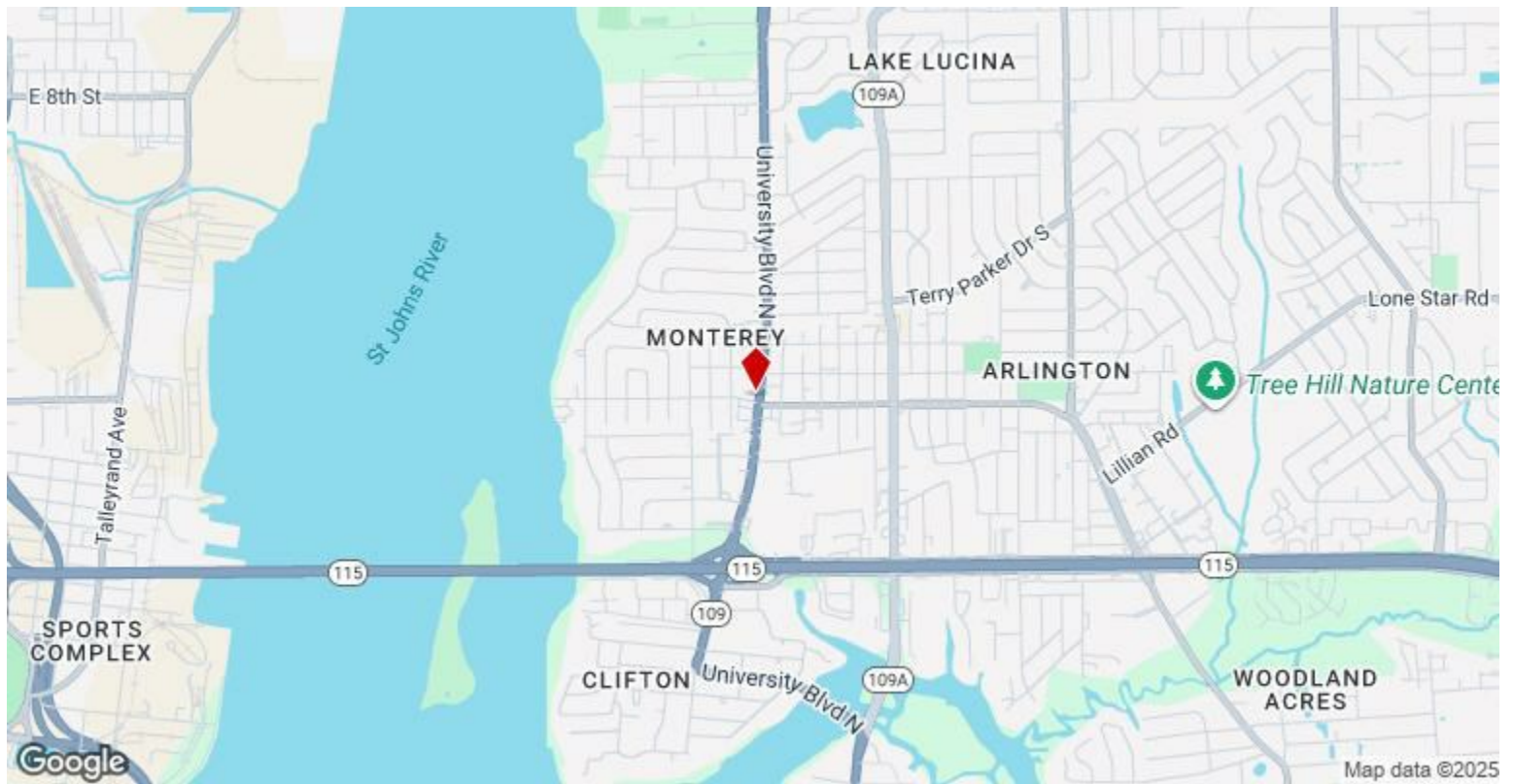


Rental Rate:	\$20.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	1,400 SF
Year Built:	1950
Walk Score ®:	80 (Very Walkable)
Transit Score ®:	39 (Some Transit)
Rental Rate Mo:	\$1.67 /SF/MO

1

1st Floor

Space Available	660 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 Years



1320-1322 University Blvd N, Jacksonville, FL 32211

- 650-SF CCG-2 zoned retail unit with new roof less than 5 minutes from Jacksonville University and its 4,000 students, faculty, and staff
- New restroom fixtures and fresh paint
- Access: Located at the first and second eastbound Matthews Bridge / Arlington Expressway exits
- High traffic count – 25,000 Average Annual Daily Traffic – FDOT
- Pedestrian-friendly CCG-2 property
- Site Flexibility – Professional office, Medical, Retail, Salon, Service
- Sited between two the new Wawa (across the street) and College Park – \$3 MM renovation of 18-acre 182,000 SF retail shopping center]
- \$1,350/month (Base + OPEX)

Property Photos



D 1320 Univ Blvd N



E 1320 Univ Blvd N