

For Lease

Lease Rate:

Call for Pricing

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12795 San Jose Boulevard Jacksonville, FL 32223

Shops at Julington Creek

- 1,445± SF second generation pizzeria available
- 2,970± SF of inline space available
- The Shops at Julington Creek is located on the SE corner of San Jose Blvd. and Julington Creek Road in Jacksonville, Florida. The center lies along the coast of Julington Creek, providing shopping and services to the port's visitors, and is anchored by The Fresh Market.
- Average Household Income is over \$135,039 within a 1 mile radius
- Property is fronted on highly traveled San Jose Blvd. with over 46,000± average daily traffic
- In close proximity to Julington Creek Plantation. The prestigious community comprises of over 5,800 homes across 4,000 acres.
- According to *Site Selection Group Blog's* 2023 list, Jacksonville MSA is #9 for highest projected 5-year population growth in U.S.

Shops at Julington Creek



Site Plan | Shops at Julington Creek

Tenant List

	Tenant	SF
1	The Fresh Market	21,038
2	Waxing the City	1,455
3	The Purse Ladies	1,454
4	At Lease	1,471
5	Coming Available	2,970
6	Nail Time	4,194
8	Bark Street	1,284
9	Available	1,445
10	Hurricane Grill & Wings	2,710
11	Metro Diner	2,352

Demographics | Julington Creek



Estimated Population (2023)
 1 mile: 4,167
 3 miles: 41,438
 5 miles: 121,277



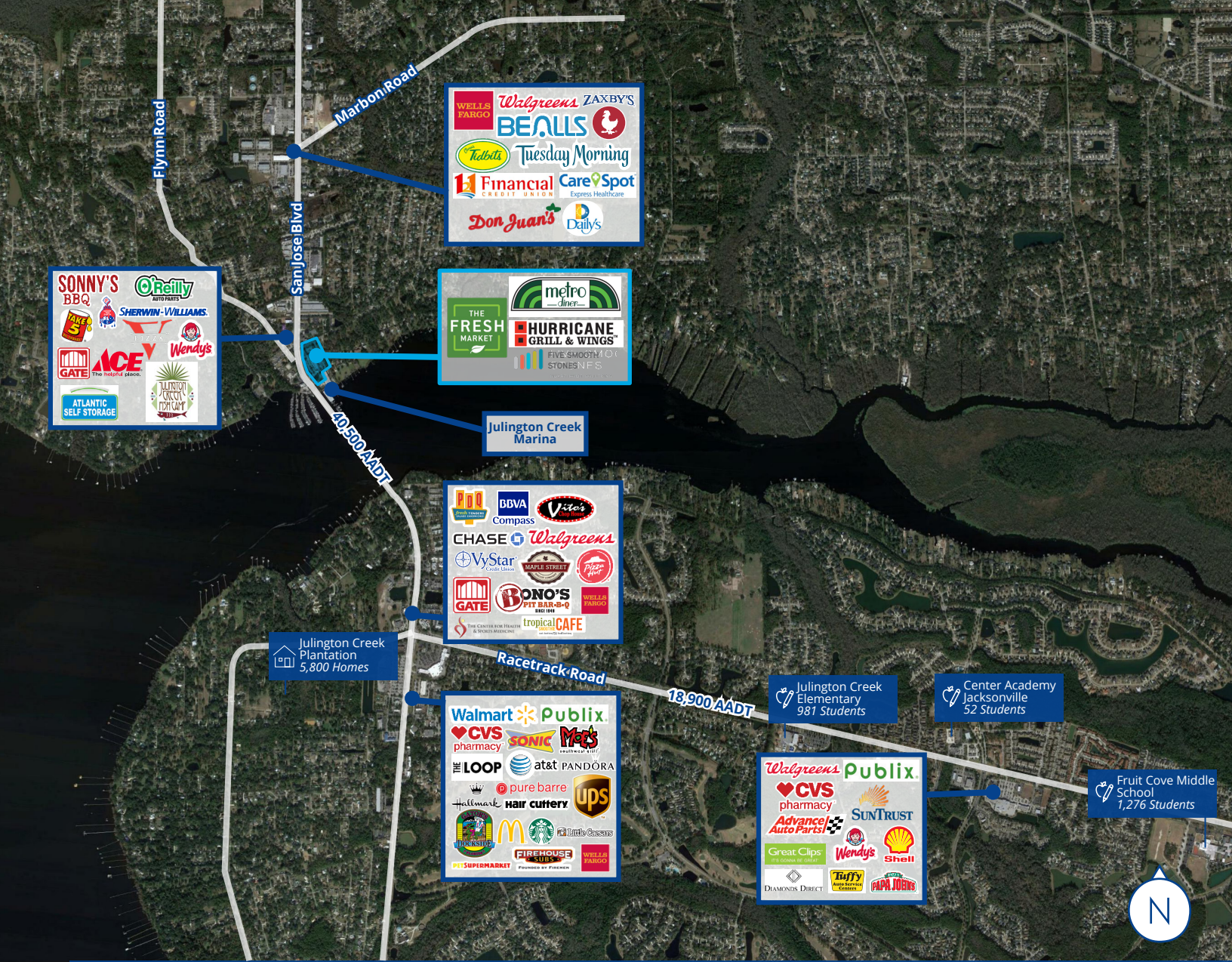
Average Household Income (2023)
 1 mile: \$135,039
 3 miles: \$129,124
 5 miles: \$127,928



Daytime Population (2023)
 1 mile: 5,995
 3 miles: 37,447
 5 miles: 101,280



Estimated Households (2023)
 1 mile: 1,498
 3 miles: 16,096
 5 miles: 46,043



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