

For Lease

1,300 - 3,900 SF | \$23.50 SF/yr
Retail Space



Kernan Plaza

3503 Kernan Boulevard South
Jacksonville, Florida 32224

Property Highlights

- A Publix anchored shadow center at the SE corner of Beach and Kernan Boulevards.
- Easy access traveling north bound on Kernan Blvd or via Publix shopping center traveling both east and west on Beach Blvd.
- Located across the street from Tamaya, a new gated residential community and Tamaya Market, a Sprouts Farmers Market anchored shopping center.
- Former Barber / Hair Salon space available
- Divisible to 1,300 square feet

Property Overview

Now available at Kernan Plaza, a Publix anchored shadow center.

Offering Summary

Lease Rate:	\$23.50 SF/yr (NNN)
Building Size:	10,400 SF
Available SF:	1,300 - 3,900 SF
Lot Size:	1 Acres
Parcel ID	167065-0820
Zoning	PUD
Parking	50 spaces 4.81/1,000 SF Ratio
Traffic Count	50,500-Beach & 33,500 Kernan

For More Information



Austin Kay

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Available Spaces

Suite	Tenant	Size	Type	Rate
■ 1-2	Available	1,300 - 3,900 SF	NNN	\$23.50 SF/yr
■ 3	Available	1,300 - 3,900 SF	NNN	\$23.50 SF/yr
■ 4	Baby's Close-Up	1,300 SF	NNN	-
■ 5	Kusina	1,600 SF	NNN	-
■ 6	A Bit of Saigon	1,300 SF	NNN	-
■ 7	Natural Life	1,300 SF	NNN	-
■ 8	Kernan Cleaners	1,300 SF	NNN	-

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Suite 1 entrance



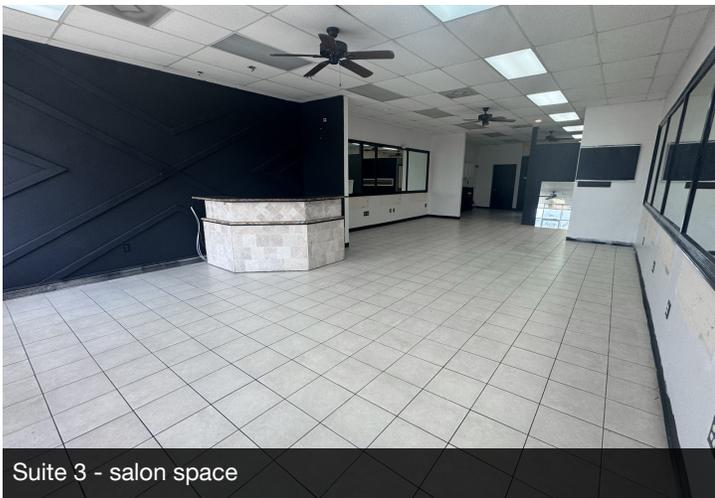
Suite 1 reception desk



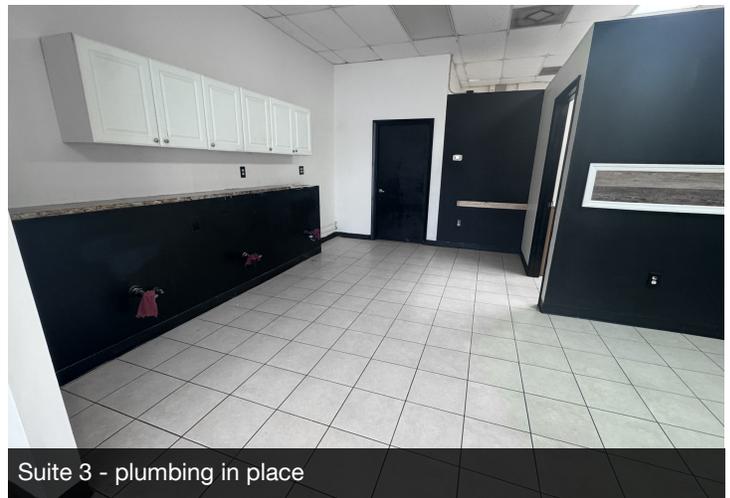
Suite 1 waiting area



Suite 1 restroom



Suite 3 - salon space



Suite 3 - plumbing in place

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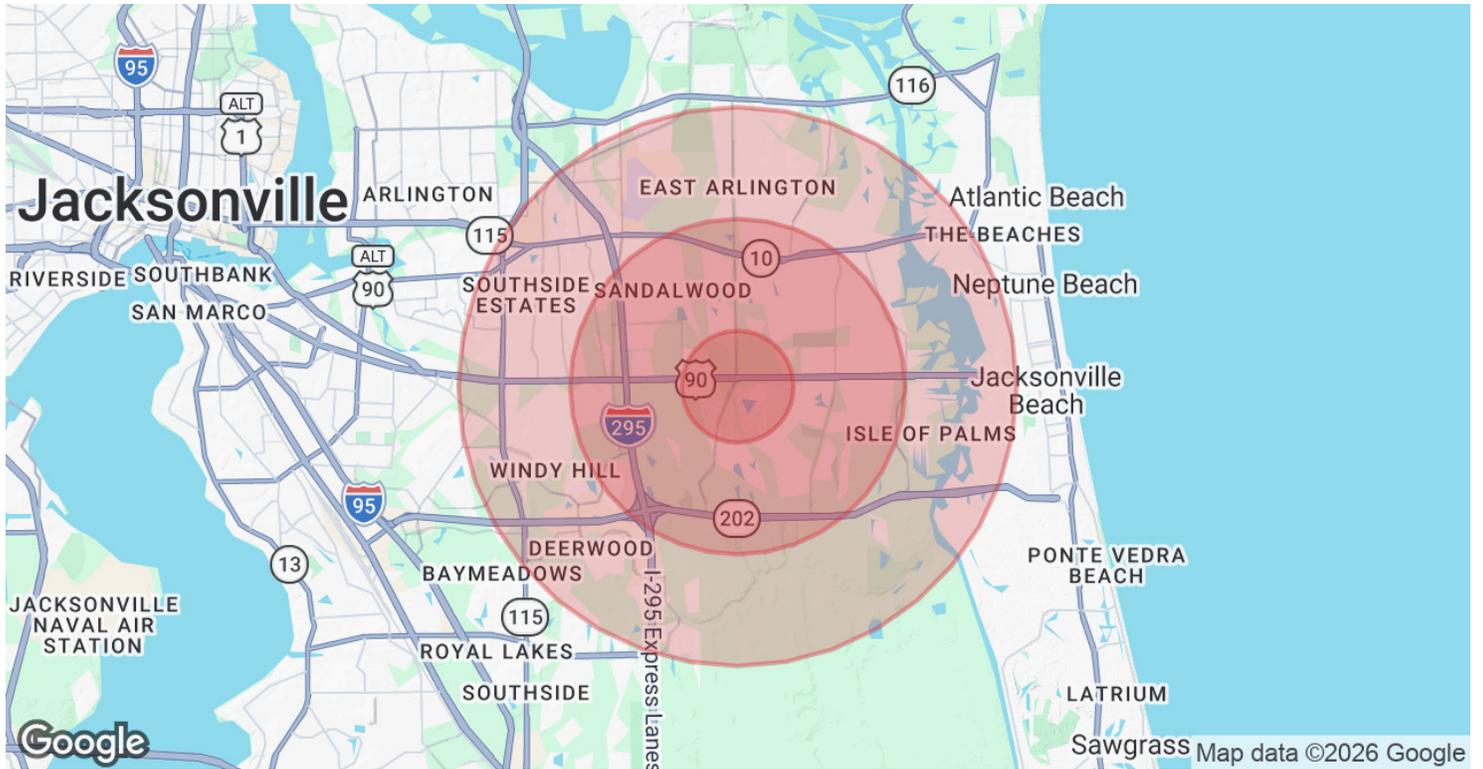
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Population	1 Mile	3 Miles	5 Miles
Total Population	10,724	85,487	199,270
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	39	40
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,349	33,263	81,448
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$138,792	\$111,062	\$106,607
Average House Value	\$481,917	\$390,612	\$375,717

Demographics data derived from AlphaMap