

FOR LEASE

CB SQUARE

9333 Atlantic Boulevard, Jacksonville, FL 32225

±2,475 SF SECOND
GENERATION RESTAURANT
AVAILABLE FOR LEASE



EXCLUSIVE RETAIL LEASING

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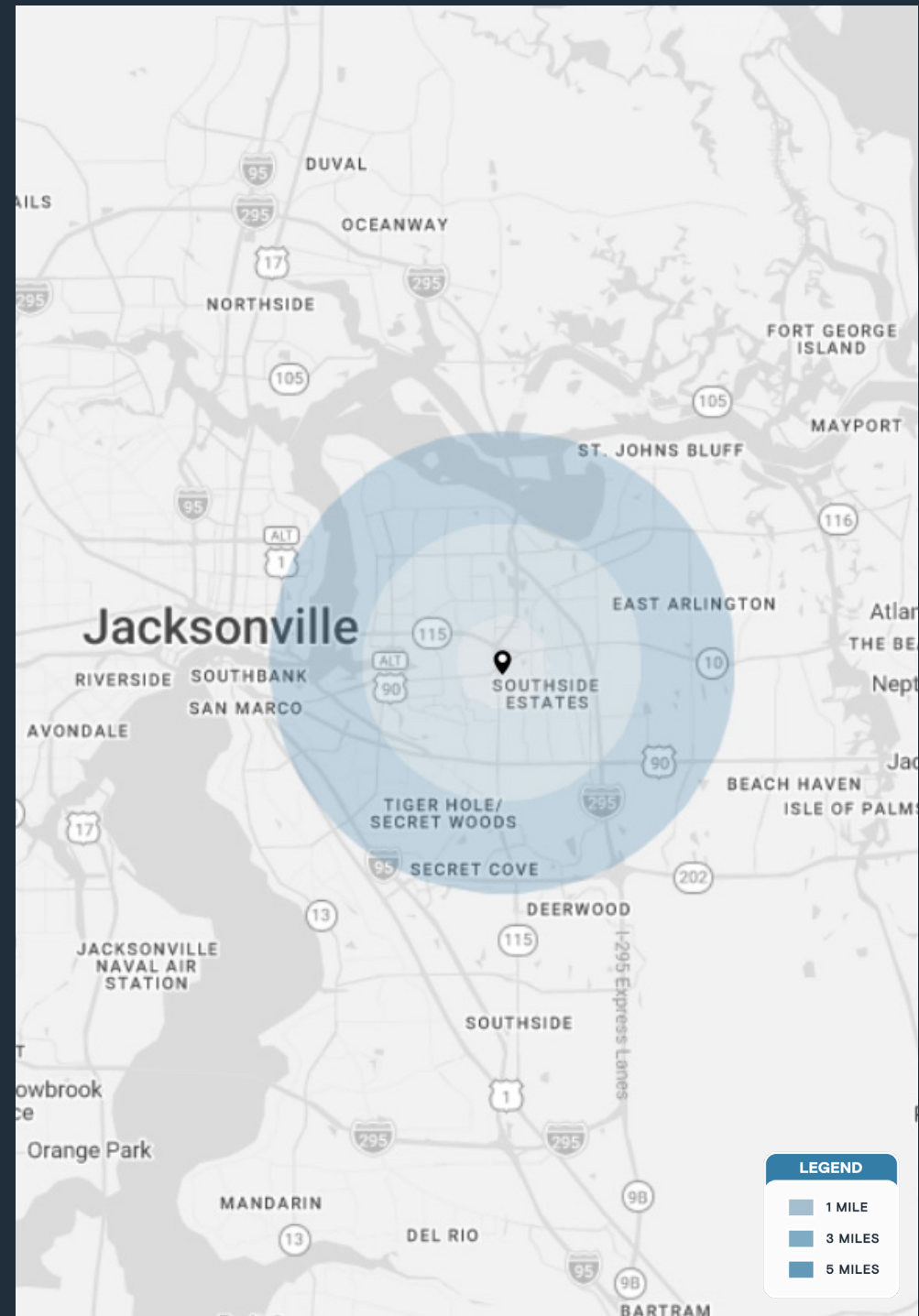
(704) 298-9464

Property Overview

HIGHLIGHTS

- ±2,475 SF inline second generation restaurant space available
- Co-tenants include Aldi, Ashley Furniture Outlet, Panera and Xfinity
- Average household income within a 3 mile radius is \$78,627
- Located at signalized intersection
- Excellent visibility and access to Atlantic Blvd & Southside Blvd
- Pylon signage available
- Close proximity to Regency Mall that is currently undergoing a redevelopment

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,562	95,752	225,574
HOUSEHOLDS	4,149	38,106	90,010
EMPLOYEES	8,050	76,841	182,313
AVERAGE HH INCOME	\$63,845	\$78,627	\$90,598
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	37,156	127,756	264,840
HOUSEHOLDS	15,229	51,961	106,785
EMPLOYEES	29,291	102,721	215,037
AVERAGE HH INCOME	\$72,570	\$80,813	\$92,417





Tenant Roster

504-1	Ashley Outlet	33,444 SF
504-2	Aldi	20,316 SF
504-2A	Bluebird Kids Health	4,415 SF
504-3	Mattress Firm	6,000 SF

504-4	Panera	4,950 SF
504-5	Available	2,475 SF
504-6	Xfinity	1,500 SF







Contact Brokers

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