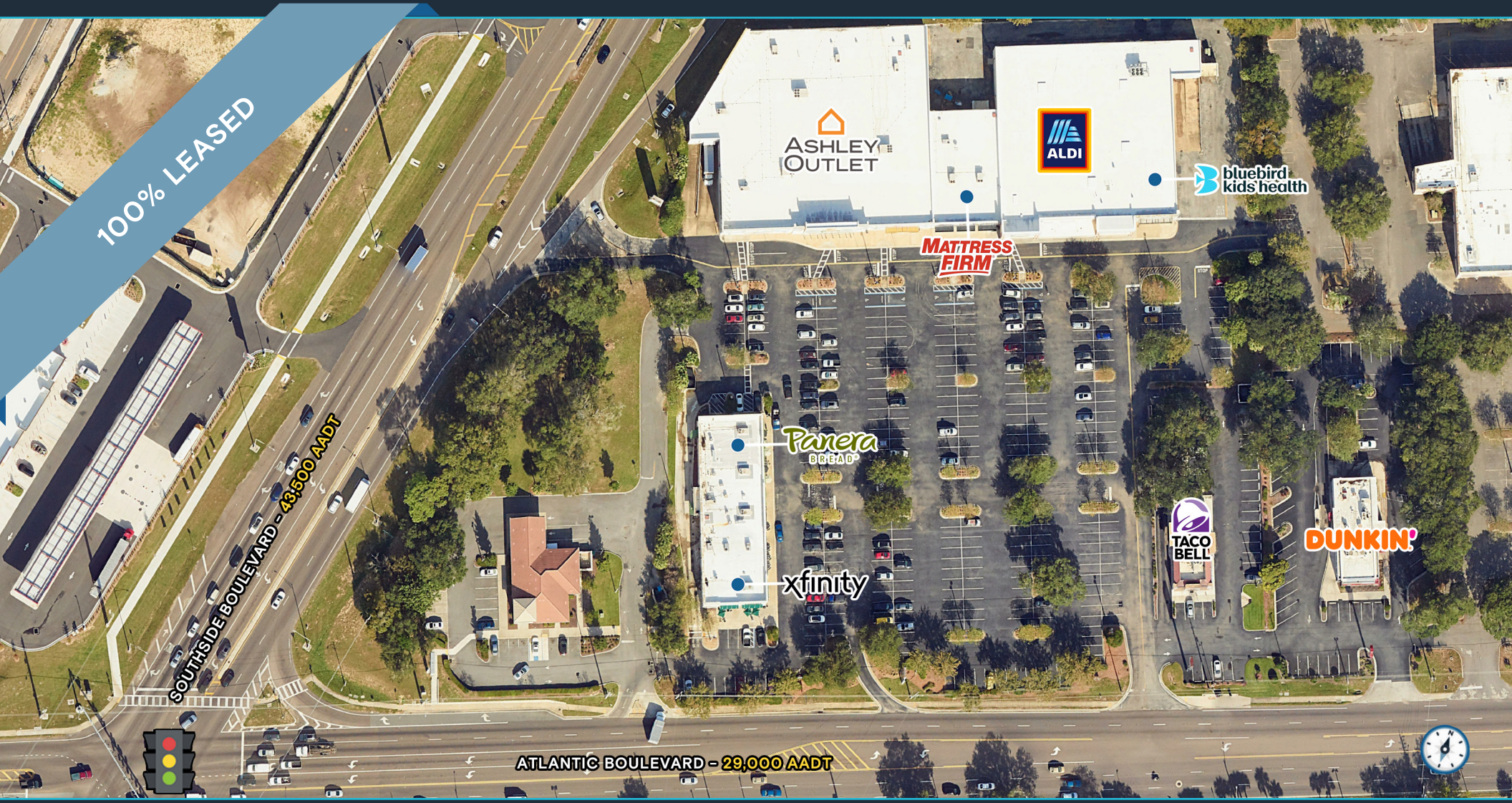
FOR LEASE

CB SQUARE

9333 Atlantic Boulevard, Jacksonville, FL 32225



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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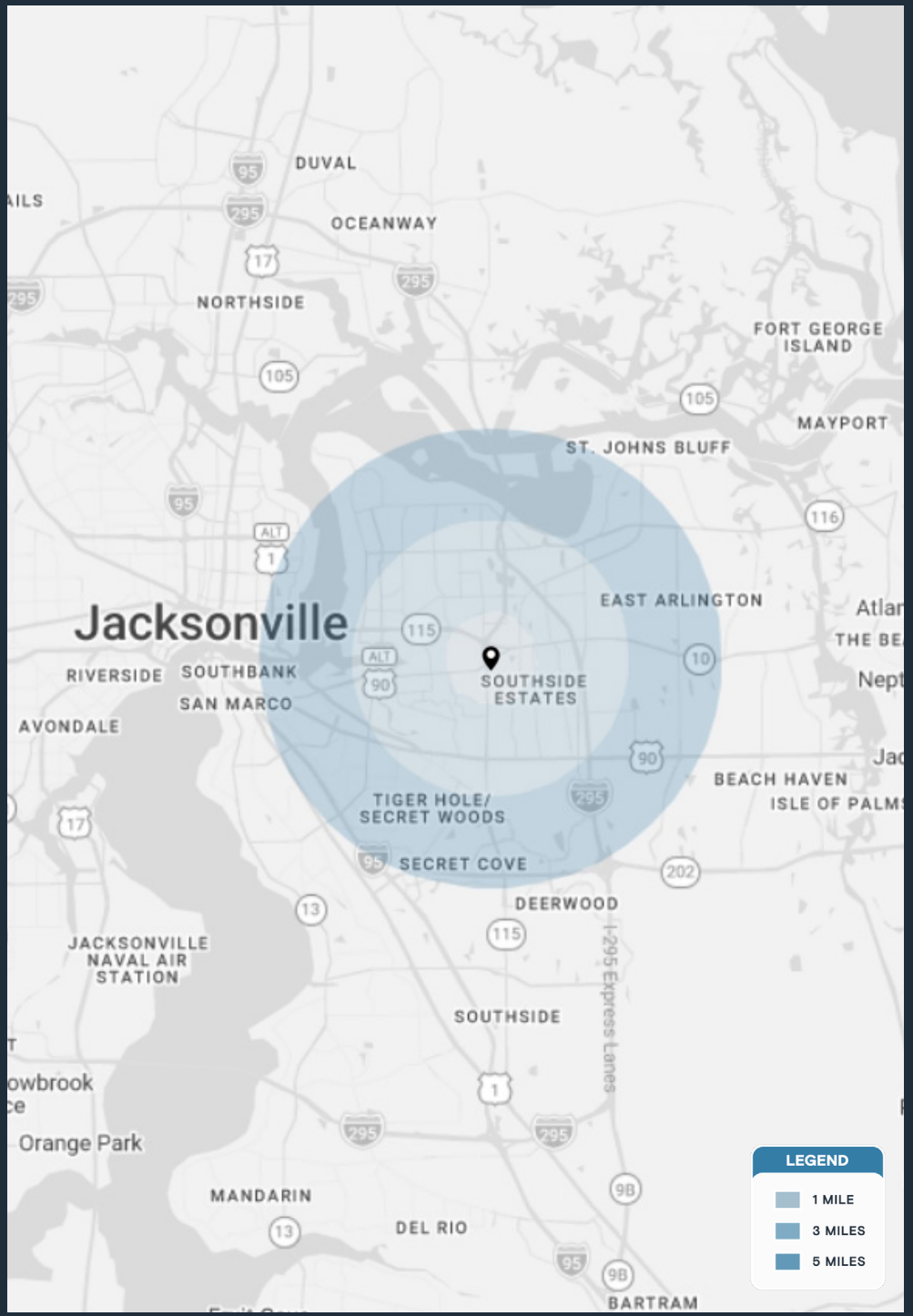
Property Overview

HIGHLIGHTS

- Co-tenants include Aldi, Ashley Furniture Outlet, Panera and Xfnity
- 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	Zen Noodles	2,475 SF
504-6	Xfinity	1,500 SF



CB SQUARE | **CLOSE INTERSECTION AERIAL**

KATZ & ASSOCIATES


Walmart Neighborhood Market
MERRILL ROAD – 16,000 AADT
LAKE LUCINA ELEMENTARY SCHOOL 311 STUDENTS
TERRY PARKER HIGH SCHOOL 1,411 STUDENTS
ARLINGTON MIDDLE SCHOOL 684 STUDENTS
SOUTHSIDE BOULEVARD – 31,500 AADT
JACKSONVILLE EXECUTIVE CRAIG AIRPORT
Walmart
SOUTHSIDE COMMONS
Michaels
five BELOW
ROSS DRESS FOR LESS
Bath & Body Works
LOWE'S
THE HOME DEPOT
TARGET
PETSMART
ARLINGTON EXPRESSWAY – 61,000 AADT
Dillard's CLEARANCE
CB SQUARE
Panera BREAD
ALDI
ASHLEY OUTLET
MATTRESS FIRM
SITE
Burlington
TSC TRACTOR SUPPLY CO
DUNKIN'
LOTTE market
CHIPOTLE MEXICAN GRILL
TACO BELL
ATLANTIC BOULEVARD – 29,000 AADT
SOUTHSIDE BOULEVARD – 43,500 AADT
REGENCY PARK SHOPPING CENTER
DISCOUNT TIRE
DOLLAR TREE
Chick-fil-A
bealls
N


CB SQUARE
ALDI
ASHLEY OUTLET
MATTRESSFIRM SUPERCENTER
Panera BREAD
DRIVE THRU
xfinity
MOE'S SOUTHWEST GRILL


ASHLEY OUTLET


9301
-119


MATTRESSFIRM SUPERSTORE
ALDI
SALE

Contact Brokers

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