

FOR LEASE

ENCORE PLAZA

912 3rd Street S, Jacksonville Beach, FL 32250

ACTIVE FACADE
IMPROVEMENT RENDERINGS



3RD STREET - 38,000 AADT

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

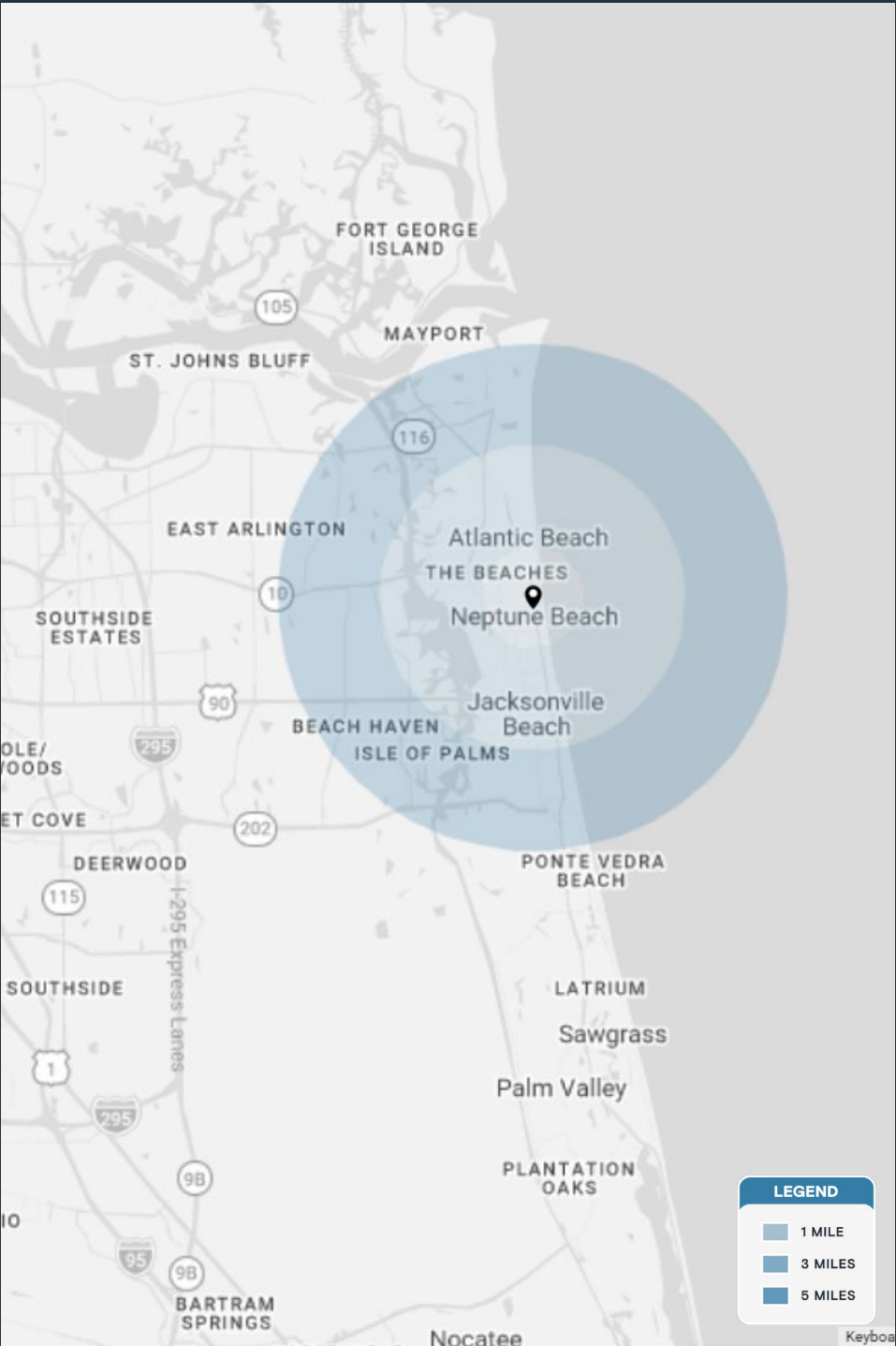
HIGHLIGHTS

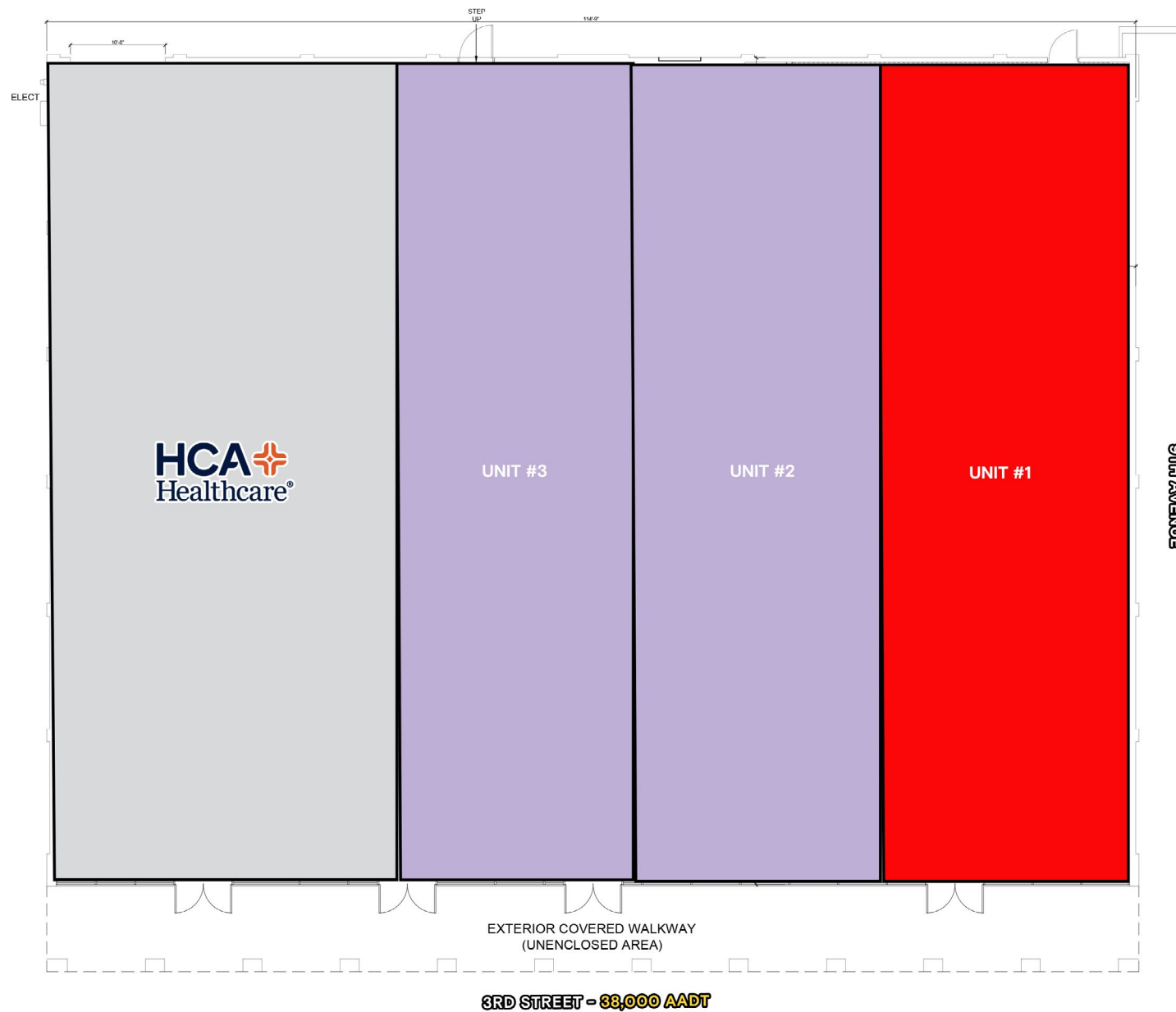
- Small shop space available located in central Jacksonville Beach
- Facade improvements are currently underway
- Excellent visibility and signage to A1A
- Full access as well as right in/right out
- Average income is \$174,579 within a 1 mile radius
- GLA is 10,000 SF (115' x 87')
- 4.1 per 1,000 parking ratio

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,582	44,434	110,724
HOUSEHOLDS	3,999	20,274	47,336
EMPLOYEES	7,308	37,633	92,452
AVERAGE HH INCOME	\$174,579	\$158,390	\$154,431

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	23,123	50,983	103,851
HOUSEHOLDS	10,728	23,284	43,998
EMPLOYEES	19,642	43,166	86,614
AVERAGE HH INCOME	\$176,551	\$162,844	\$153,995

TRADE AREA	POPULATION	NON-RESIDENT VISITORS	EMPLOYEES	DAYTIME POPULATION
BEACHES	94,300	36.1M	86,400	92,100

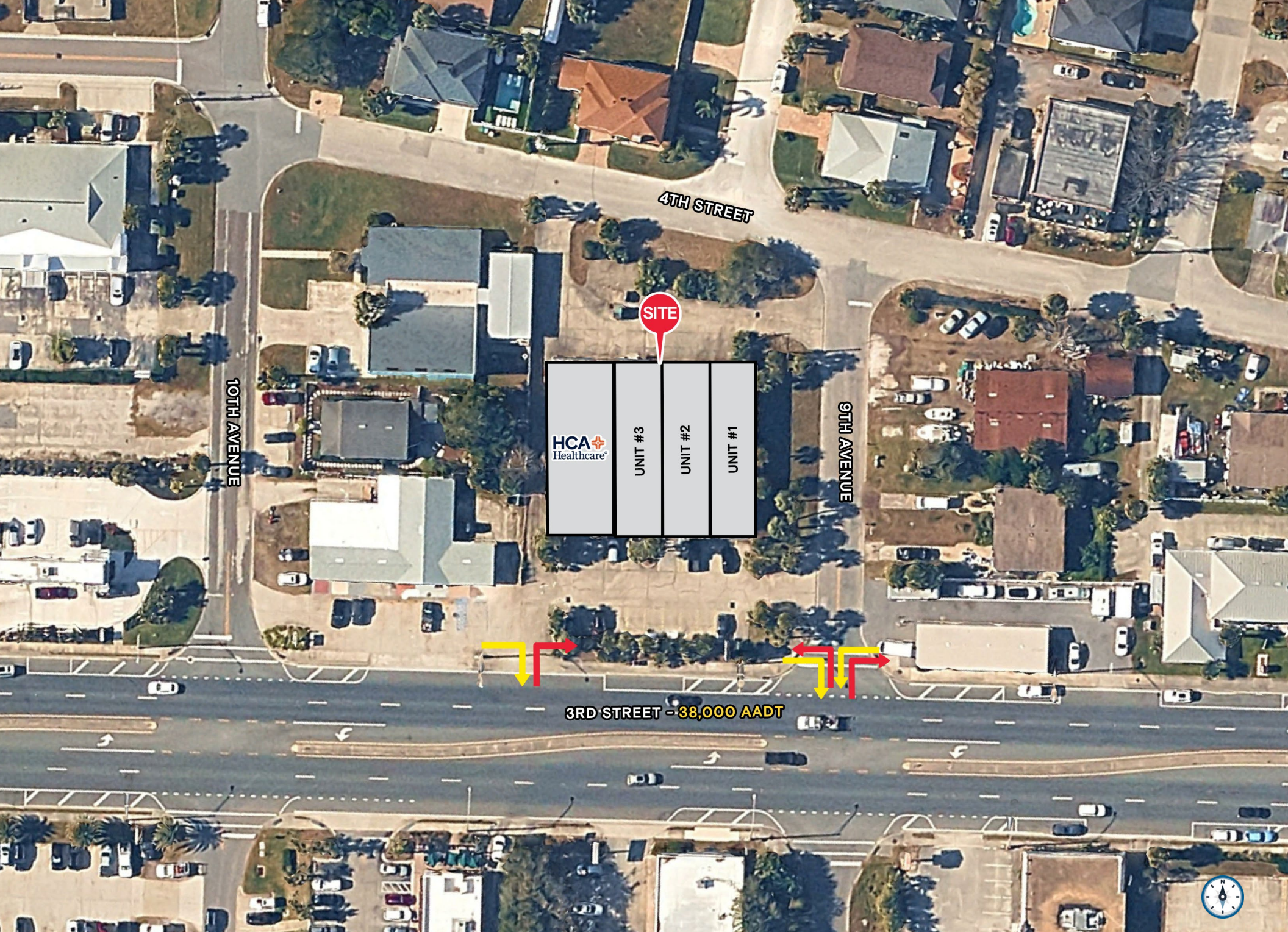


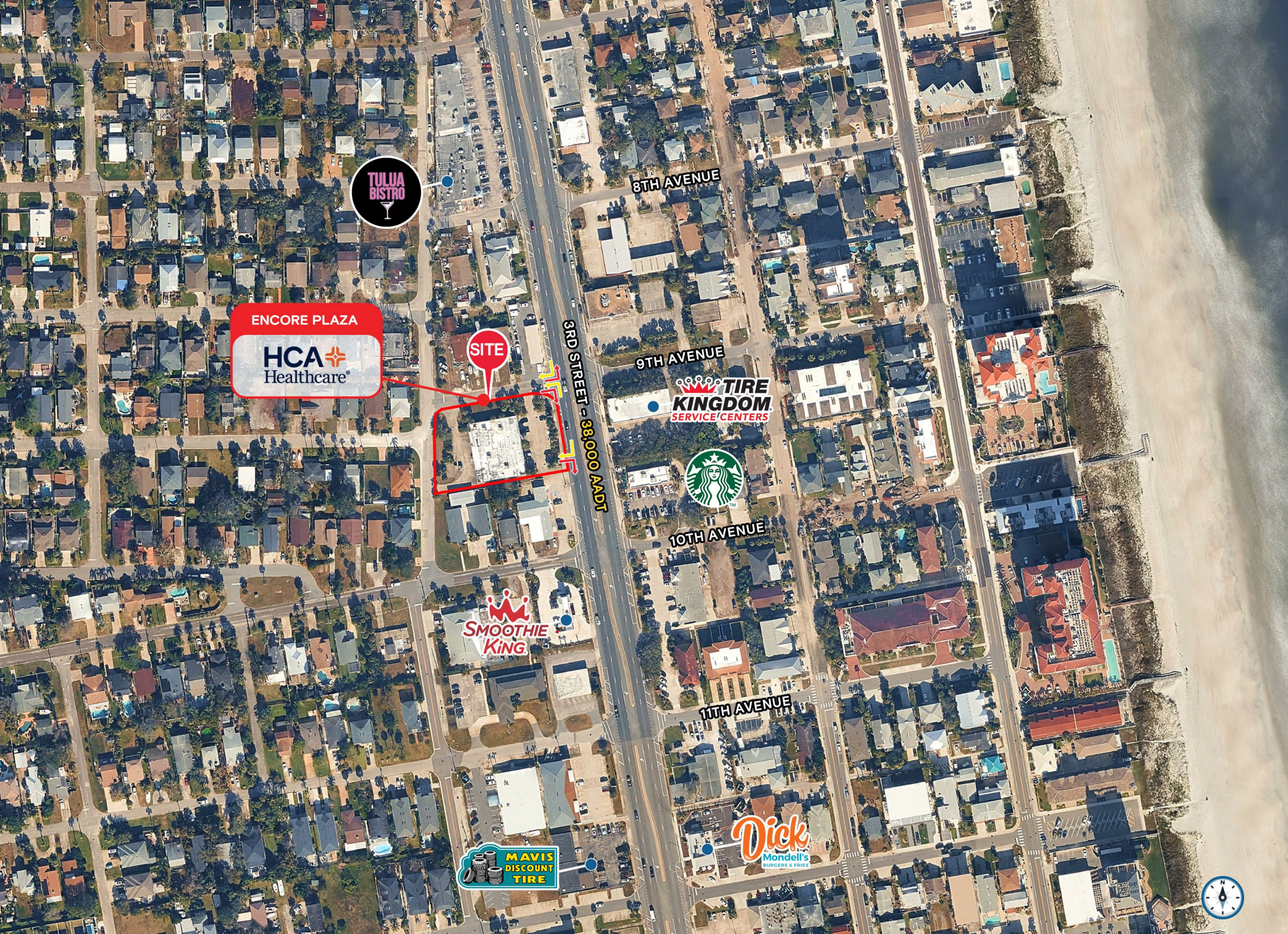


Tenant Roster

Unit 4	HCA Healthcare	3,200 SF
Unit 3	Negotiating LOI	2,262 SF

Unit 2	Negotiating LOI	2,269 SF
Unit 1	Available	2,269 SF






PRESIDIUM
REGAL
334 UNITS

Walgreens



BEACH BOULEVARD - 49,000 AADT

INTRACOASTAL PLAZA

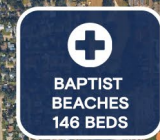
BONO'S
Le Petit Paris
Publix
SHORES FINE WINE & SPIRITS
Planet Fitness
Agte financial

DOLLAR TREE

3RD STREET - 38,000 AADT



TIRE KINGDOM
SERVICE CENTERS



PABLO PLAZA

PETSMART WHOLE FOODS MARKET
HomeGoods Marshalls
SEPHORA
Office DEPOT
Chipotle Mexican Grill
Broken Egg Cafe

SOUTH BEACH REGIONAL

THE HOME DEPOT
HARDSTROM
rack ULTA
Staples
ROSS DRESS FOR LESS
TRADER JOE'S
Bath & Body Works
TJ-maxx five BELOW



J-TURNER BUTLER BOULEVARD - 71,500 AADT

SOUTH BEACH PARKWAY PLAZA

TARGET
Longhorn Steakhouse
Chick-fil-A
Publix
BAM! BOOKS-A-MILLION
ACE Hardware
FIRST WATCH

Contact Brokers

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