FOR LEASE

ENCORE PLAZA

912 3rd Street S, Jacksonville Beach, FL 32250



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EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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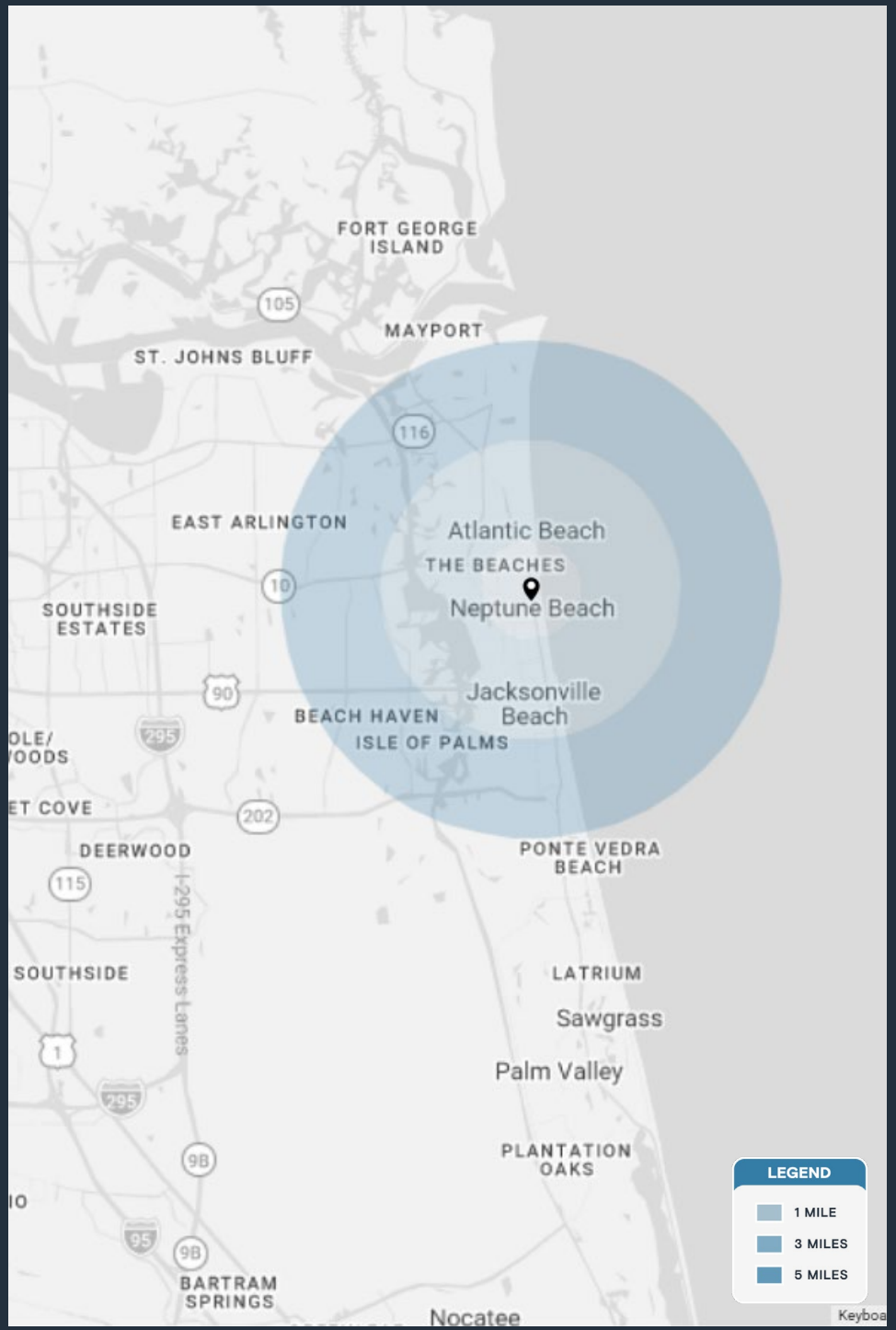
Property Overview

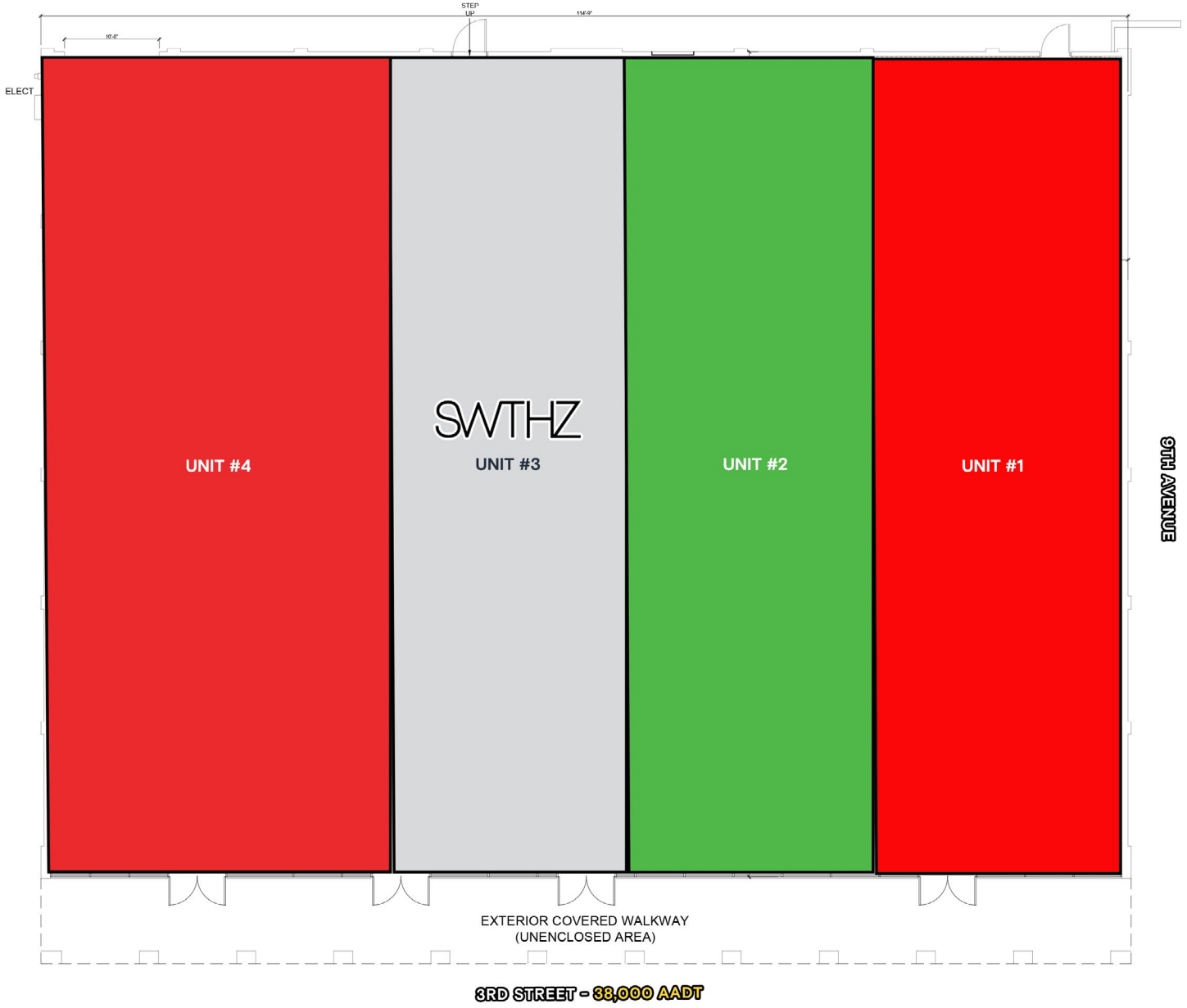
HIGHLIGHTS

- ±2,269 SF up to ±3,200 SF endcaps available for lease
- 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

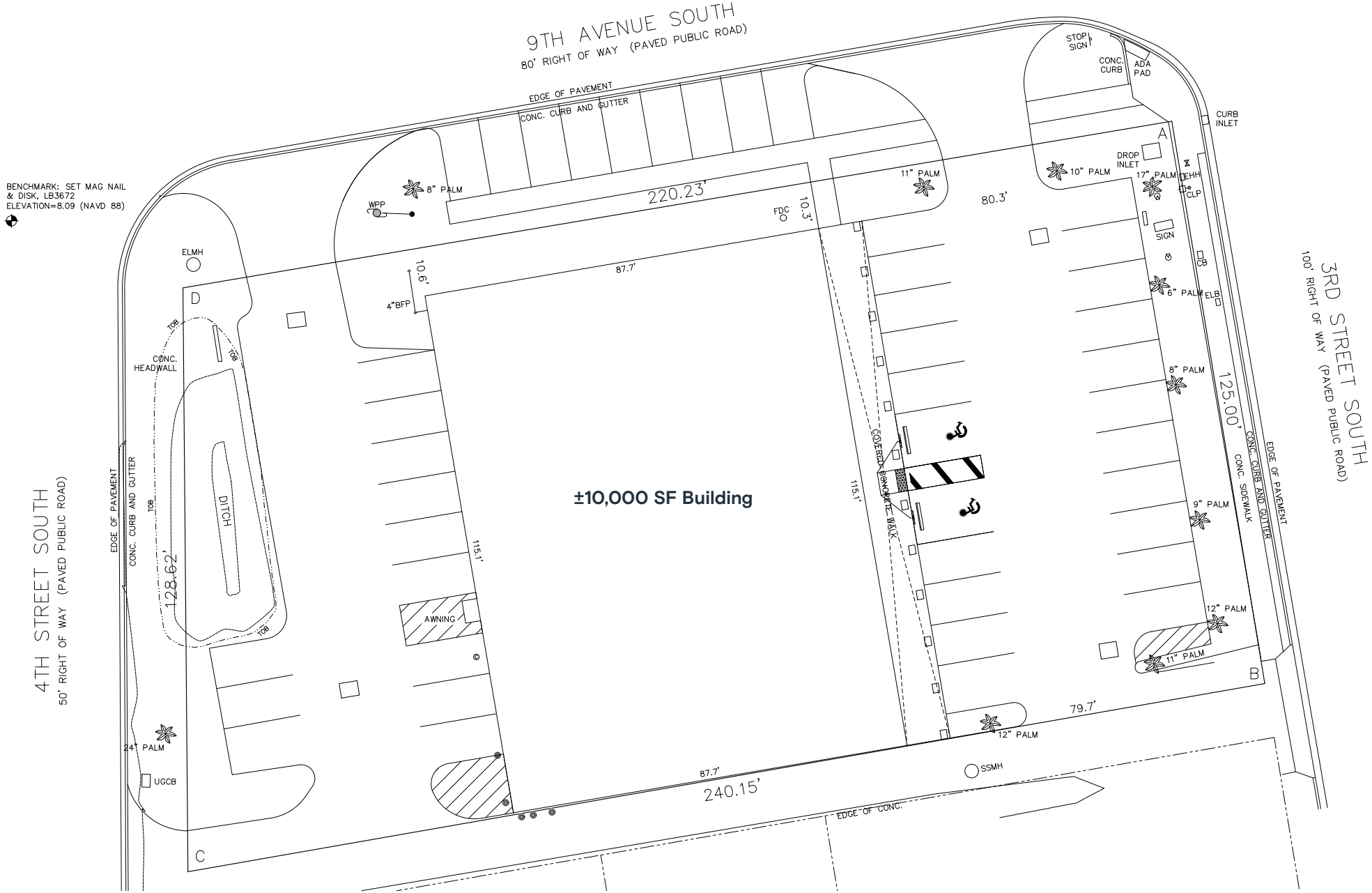
TRADE AREA	POPULATION	NON-RESIDENT VISITORS	EMPLOYEES	DAYTIME POPULATION
BEACHES	94,300	36.1M	86,400	92,100

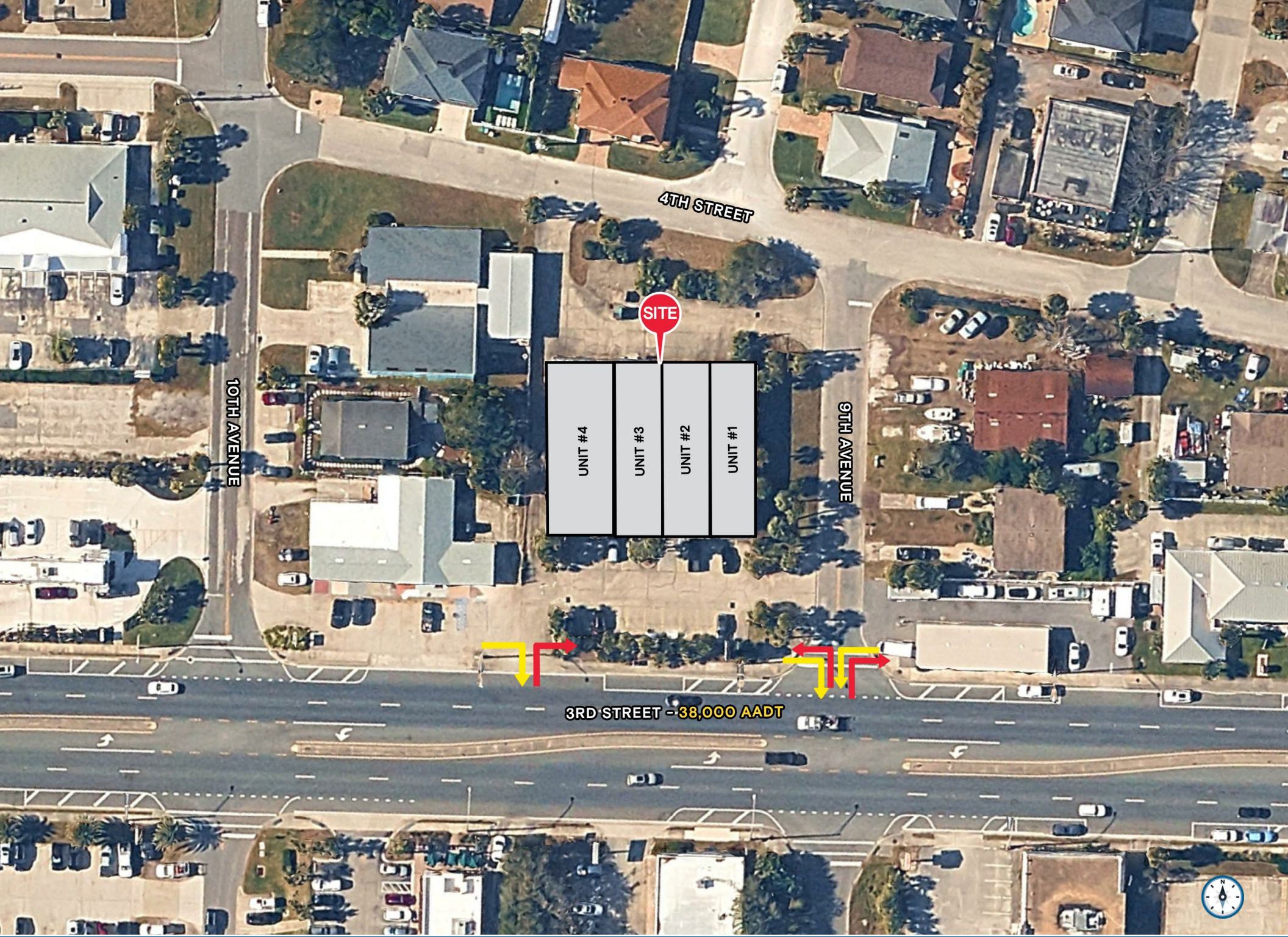


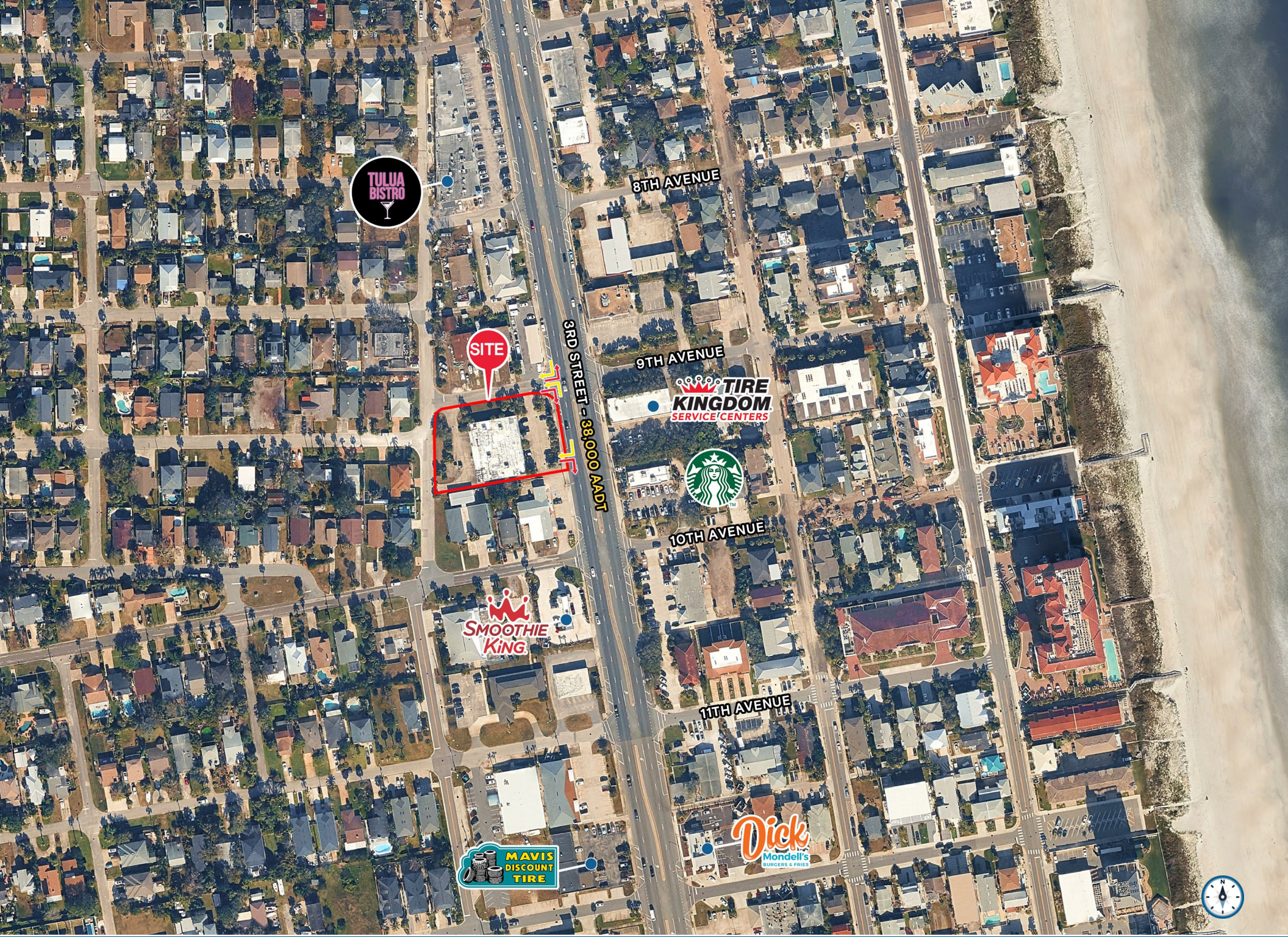


Tenant Roster

Unit 4	Available	3,200 SF
Unit 3	SWTHZ	2,260 SF
Unit 2	Negotiating Lease	2,269 SF
Unit 1	Available	2,269 SF


9TH AVENUE SOUTH
80' RIGHT OF WAY (PAVED PUBLIC ROAD)
EDGE OF PAVEMENT
CONC. CURB AND GUTTER
BENCHMARK: SET MAG NAIL & DISK, LB3672
ELEVATION=8.09 (NAVD 88)
STOP SIGN
CONC. CURB
ADA PAD
CURB INLET
DROP INLET
8" PALM
WPP
220.23'
FDC
10.3'
11" PALM
10" PALM
17" PALM
EHH
CLP
80.3'
SIGN
CB
ELB
6" PALM
ELMH
10.6'
87.7'
4"BFP
D
A
TOB
CONC. HEADWALL
DITCH
±10,000 SF Building
8" PALM
125.00'
CONC. SIDEWALK
EDGE OF PAVEMENT
CONC. CURB AND GUTTER
4TH STREET SOUTH
50' RIGHT OF WAY (PAVED PUBLIC ROAD)
128.62'
115.1'
COVERED CONCRETE WALK
9" PALM
AWNING
12" PALM
11" PALM
B
79.7'
24" PALM
UGCB
87.7'
240.15'
SSMH
EDGE OF CONC.
C
3RD STREET SOUTH
100' RIGHT OF WAY (PAVED PUBLIC ROAD)


4TH STREET
SITE
UNIT #4
UNIT #3
UNIT #2
UNIT #1
10TH AVENUE
9TH AVENUE
3RD STREET - 38,000 AADT


TULUA BISTRO
SITE
8TH AVENUE
9TH AVENUE
10TH AVENUE
11TH AVENUE
3RD STREET - 38,000 AADT
TIRE KINGDOM SERVICE CENTERS
SMOOTHIE KING
MAVIS DISCOUNT TIRE
Dick Mondell's BURGERS & FRIES


PRESIDIUM REGAL 334 UNITS
Walgreens
BEACH BOULEVARD - 41,000 KAOT
INTRACOASTAL PLAZA
Publix
SHORES
MULTIPARTY TREVATO DEVELOPMENT 478 UNITS U/C
POOLLEY TREE
JACKSONVILLE BEACH GOLF CLUB
SITE
TIRE KINGDOM
Dick
BAPTIST BEACHES 140 BEDS
PABLO PLAZA
PETSMART
WHOLE FOODS
HomeGoods
Marshalls
SEPHORA
Office DEPOT
Broken Egg Cafe
MAYO CLINIC 3,000 BEDS
SOUTH BEACH REGIONAL
rack
ULTA
Staples
ROSS
TRADER JOE'S
Bath & Body Works
TJ MAXX
five BELOW
SOUTH BEACH PARKWAY PLAZA
TARGET
Publix
BAM!
FIRST WATCH
ACE

Contact Brokers

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