

FOR LEASE

# FOUNTAINS WEST

5800 Ramona Boulevard, Jacksonville, FL 32205



REDEVELOPMENT SITE WITH OUTPARCEL, ANCHOR, AND JUNIOR ANCHOR OPPORTUNITIES

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

**Nancy Sumner**  
VICE PRESIDENT  
nancysumner@katzretail.com  
(404) 561-9447

**Katy Figg**  
VICE PRESIDENT  
katyfigg@katzretail.com  
(704) 298-9464

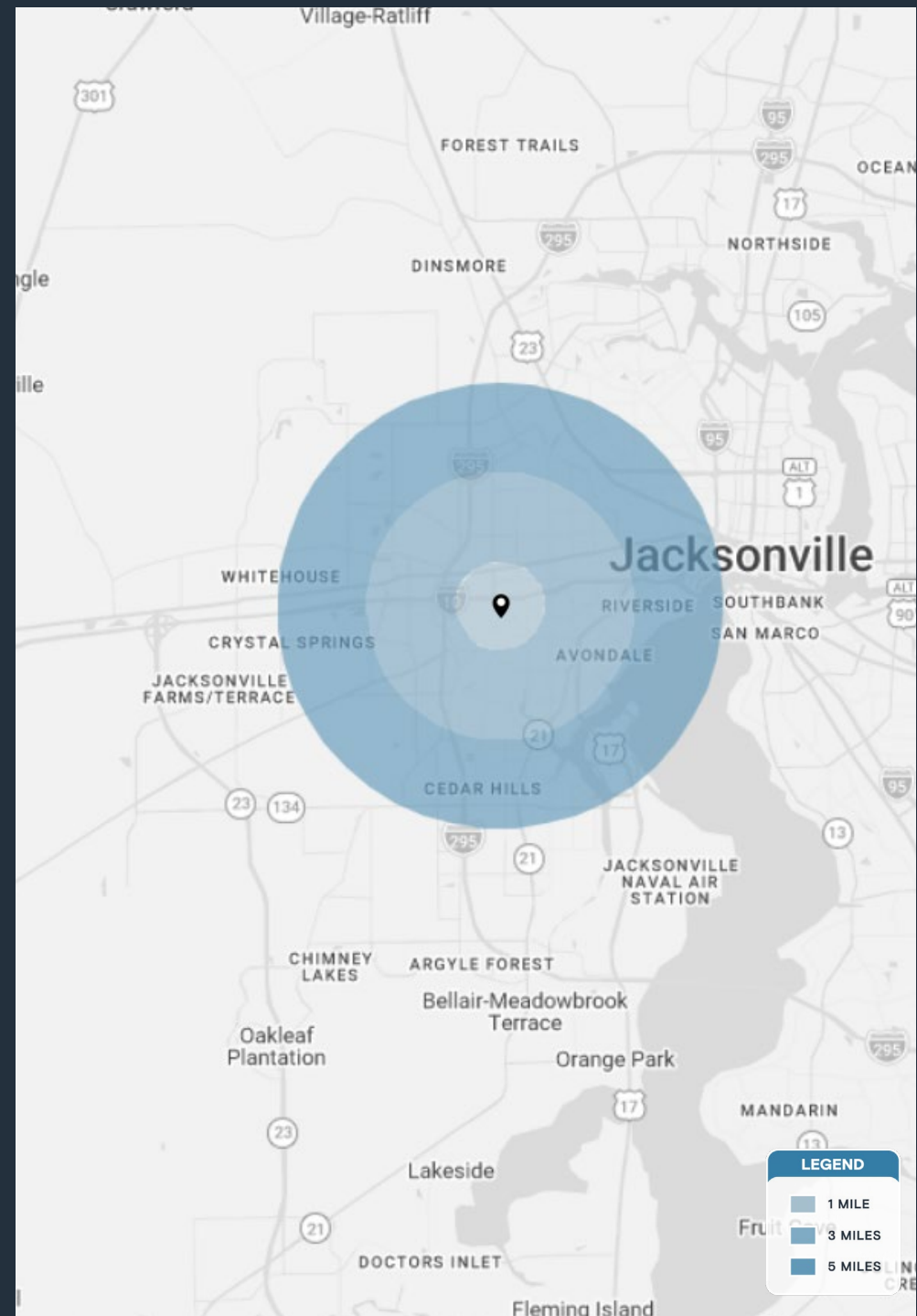
# Property Overview

## HIGHLIGHTS

- Strategic redevelopment site with outparcel, anchor, and junior anchor opportunities
- Shadow-anchored by a top-performing Home Depot (1.2M annual visits)
- Bono's Pit BBQ at site is #1 performing location
- 21.3M SF of industrial within a 3 mile radius
- Hotel across the site is under renovation with 170 rooms
- Approximately 6 miles from Downtown Jacksonville
- Jacksonville-wide regional draw with easy access to/from I-10
- Ideal for destination-oriented retailers, medical users, restaurants, service providers, and experiential concepts serving Jacksonville's Westside and surrounding trade areas

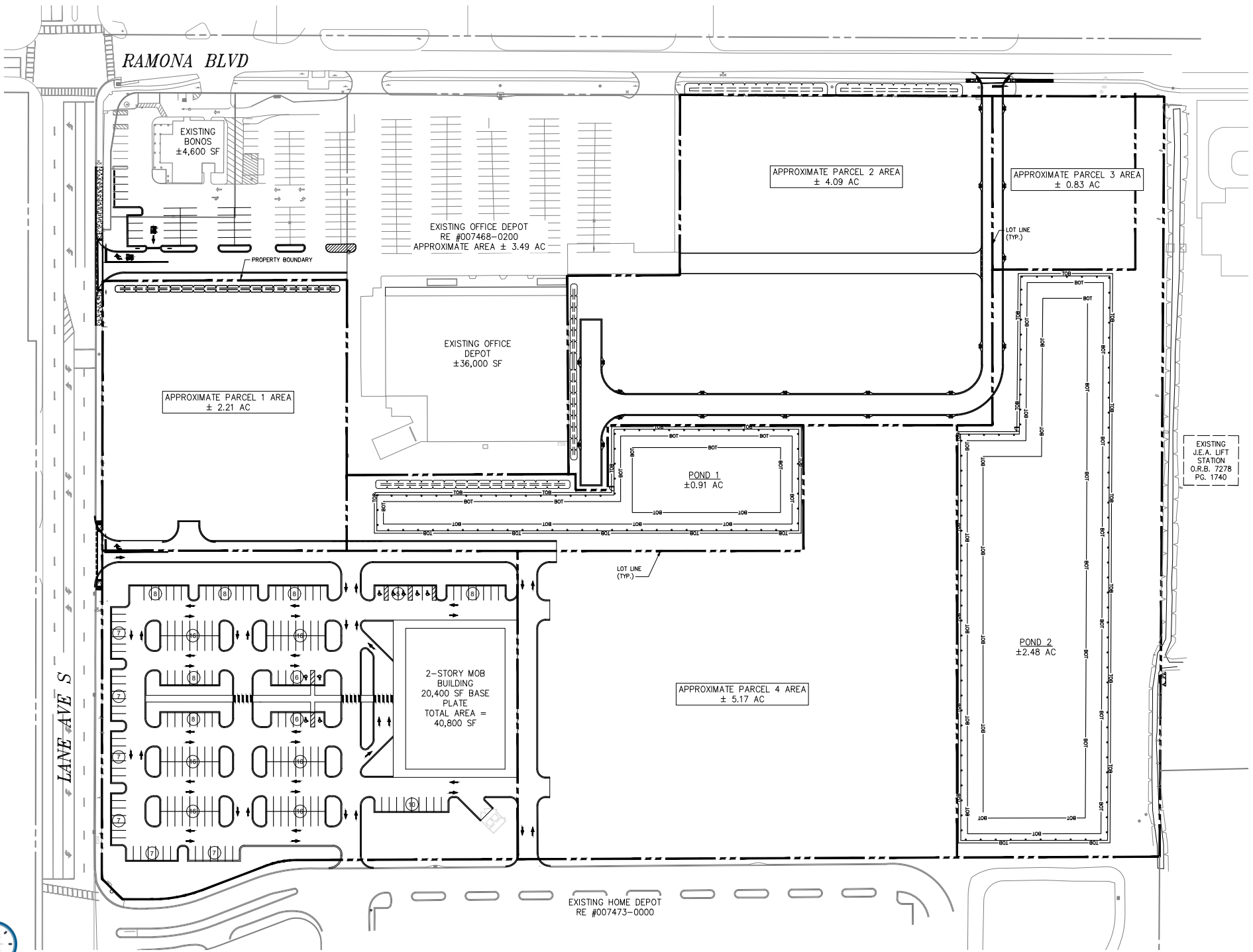
## DEMOGRAPHICS

|                   | 1 MILE    | 3 MILES    | 5 MILES    |
|-------------------|-----------|------------|------------|
| POPULATION        | 5,615     | 68,685     | 168,564    |
| HOUSEHOLDS        | 2,179     | 28,694     | 68,310     |
| EMPLOYEES         | 4,364     | 55,068     | 135,649    |
| AVERAGE HH INCOME | \$63,059  | \$83,608   | \$86,601   |
|                   | 5 MINUTES | 10 MINUTES | 15 MINUTES |
| POPULATION        | 15,200    | 85,946     | 187,028    |
| HOUSEHOLDS        | 6,245     | 34,806     | 75,834     |
| EMPLOYEES         | 11,890    | 68,901     | 150,681    |
| AVERAGE HH INCOME | \$67,730  | \$81,450   | \$88,916   |









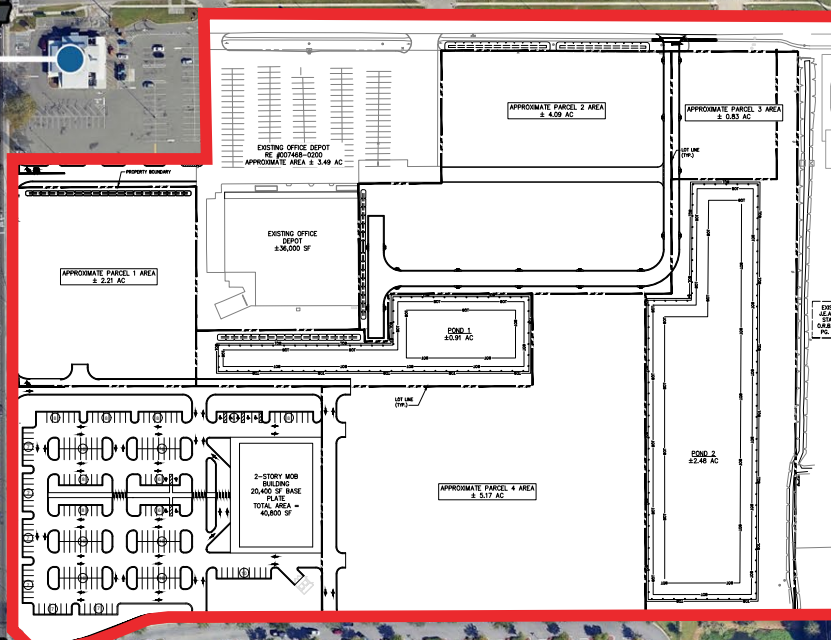


136,000 AADT

RAMONA BOULEVARD

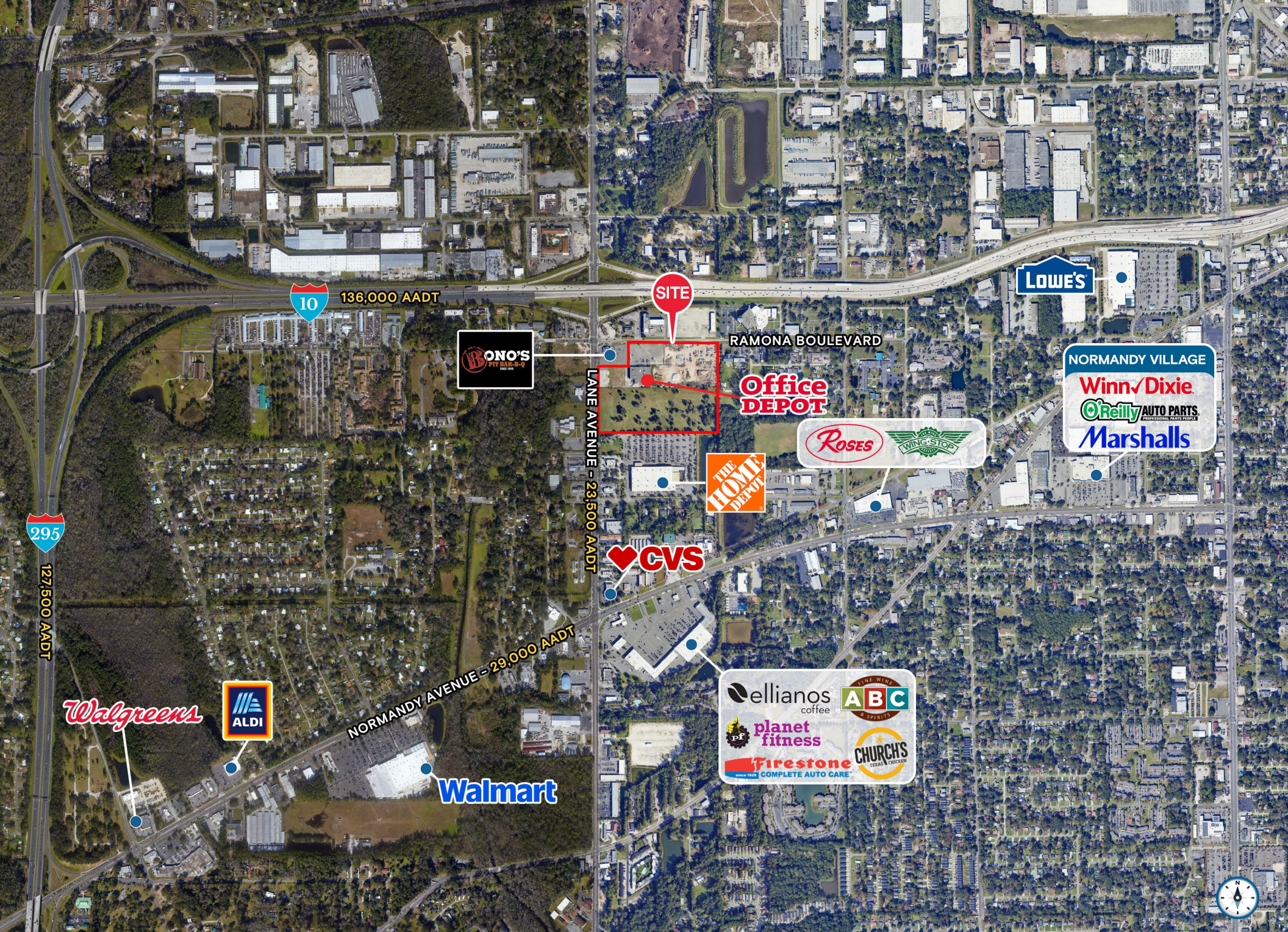


LANE AVENUE - 23,500 AADT



SITE







## Contact Brokers

**Katy Figg**

VICE PRESIDENT

[katyfigg@katzretail.com](mailto:katyfigg@katzretail.com)

(704) 298-9464

**Nancy Sumner**

VICE PRESIDENT

[nancysumner@katzretail.com](mailto:nancysumner@katzretail.com)

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[katzretail.com](http://katzretail.com)

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