

FOR LEASE

# INTRACOASTAL PLAZA

14444 Beach Boulevard, Jacksonville, FL 32550

SEEKING MEDICAL,  
OFFICE AND RETAIL



±5,268 SF AND UP TO ±27,739 SF OF INLINE SPACE AVAILABLE

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

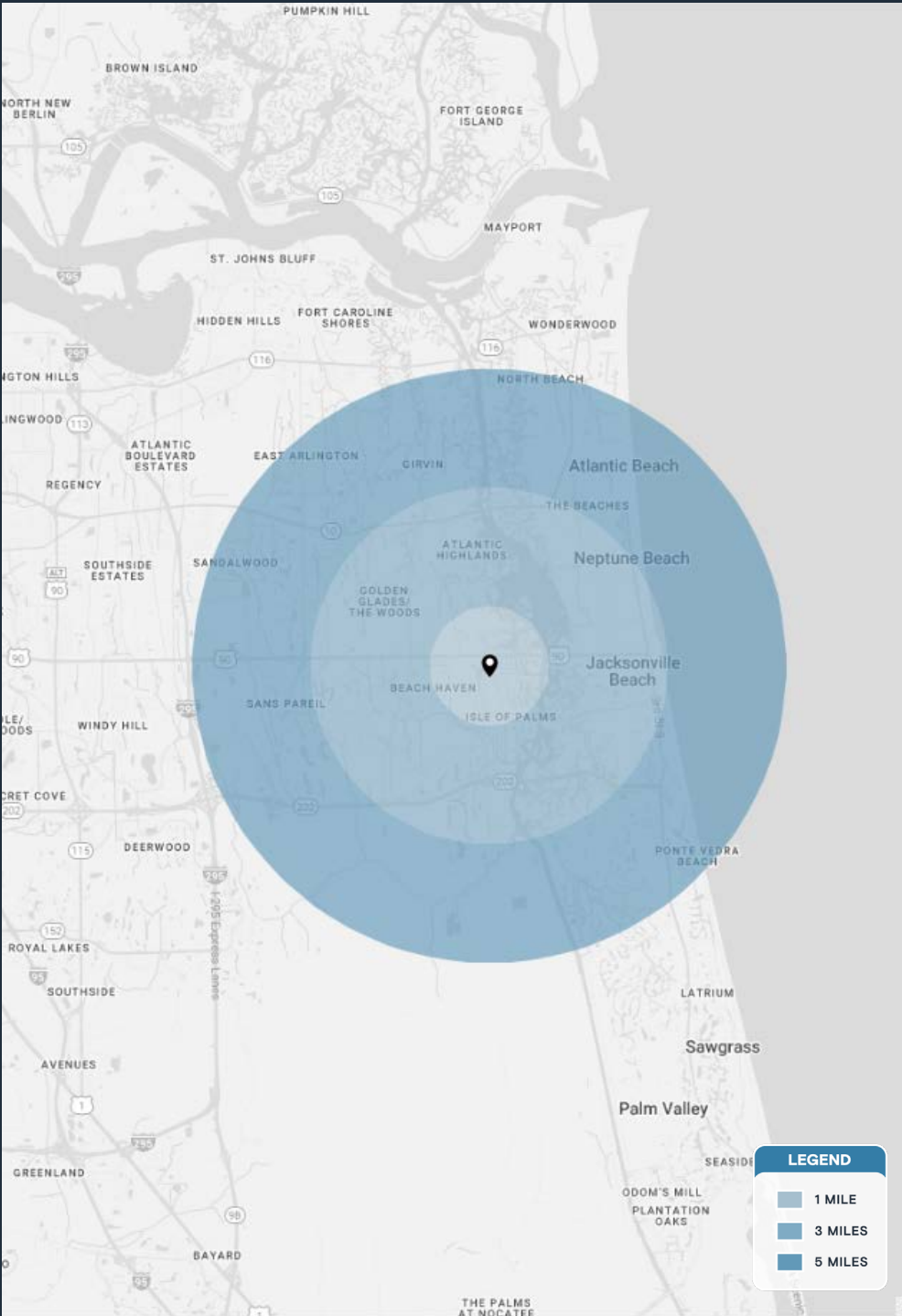
# Property Overview

## HIGHLIGHTS

- ±184,525 SF plaza, anchored by Publix and Planet Fitness
- ±5,268 SF up to ±27,739 SF of inline space available
- ±0.69 AC outparcel available
- Approximately 4 miles from Mayo Clinic, which is expanding to 1.4M SF and will include 419 beds when completed. The clinic has an estimated 9,000 employees
- Mayo Clinic is ranked the #1 hospital in the US, according to Newsweek's 2024 list

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,703	76,727	158,312
HOUSEHOLDS	3,945	33,584	65,332
EMPLOYEES	3,900	30,403	52,630
AVERAGE HH INCOME	\$121,715	\$138,454	\$140,928

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	16,274	79,940	156,094
HOUSEHOLDS	6,466	35,150	65,461
EMPLOYEES	5,740	32,328	55,763
AVERAGE HH INCOME	\$130,465	\$136,569	\$139,406

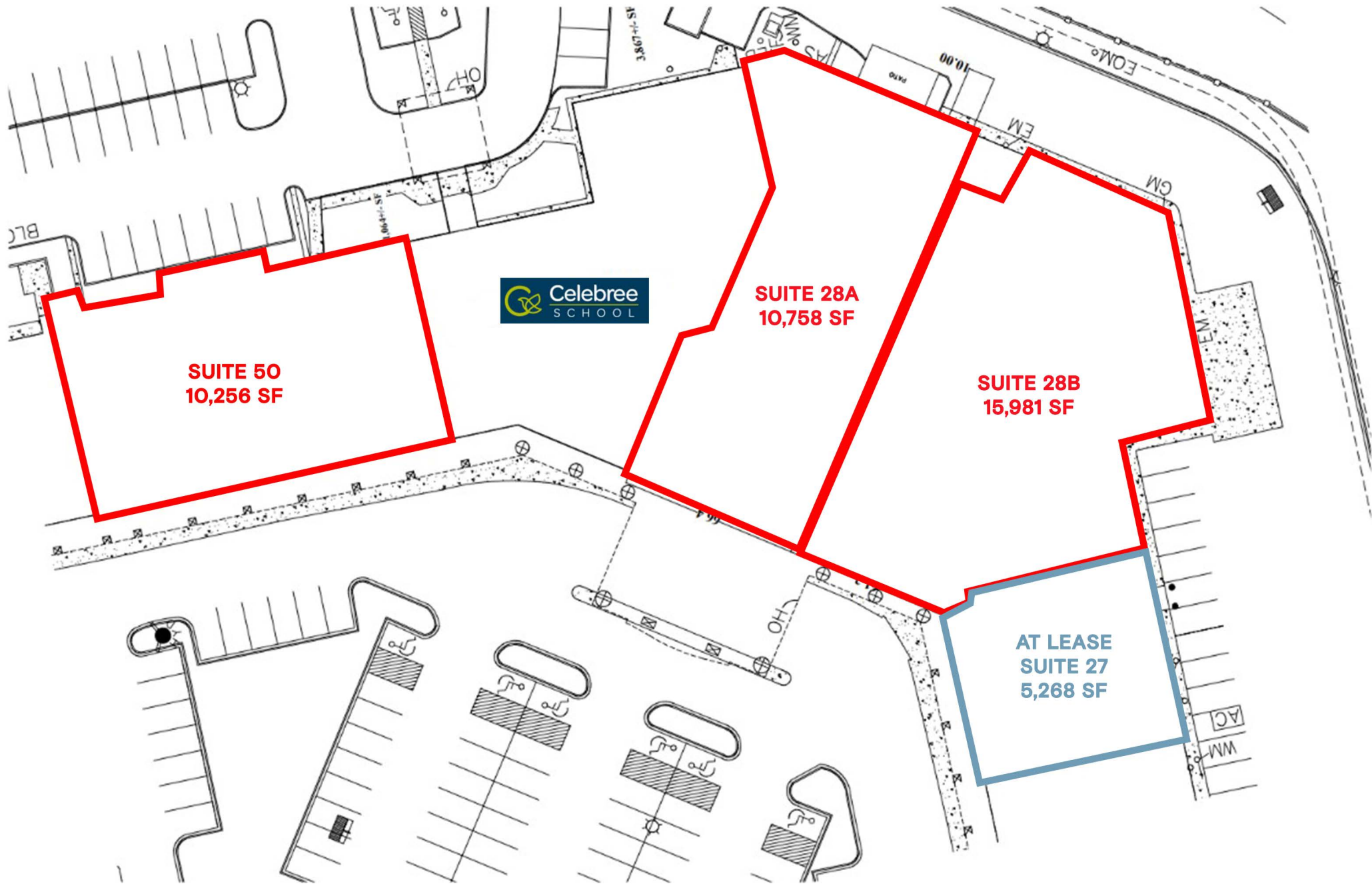




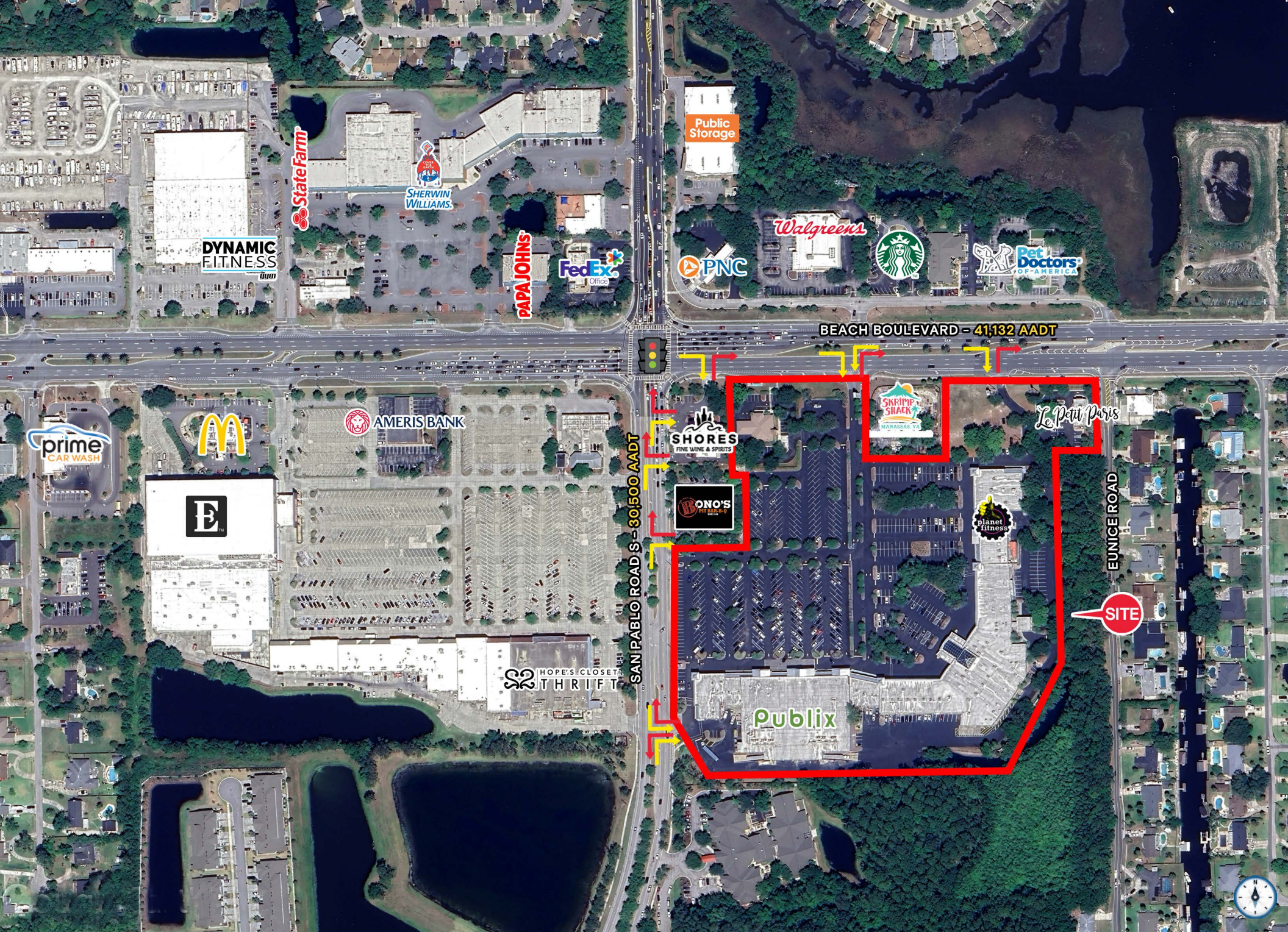


## Tenant Roster

1	South Beach Cleaners	1,667 SF	18	Pablo Nails	1,200 SF	29	Celebree School	12,017 SF
2	Greenberg Dental	3,500 SF	19	Butterfly Flowers	576 SF	50	Available	10,256 SF
3-4	Essentials Massage	2,600 SF	21	Heartland Rehabilitation	2,000 SF	51-60	Planet Fitness	19,704 SF
5	Publix Liquors	1,273 SF	23	Precision Imaging	5,000 SF	OP1	At Lease	3,392 SF
6-15	Publix	55,999 SF	27	At Lease	5,268 SF	OP2	Available	0.69 AC
16	H&R Block	1,200 SF	28B	Available	15,981 SF	OP3	LePetit Cafe	2,095 SF
17	Aspres Salon	1,280 SF	28A	Available	10,758 SF			















## 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)  
(404) 561-9447



## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 10.08.25