

FOR LEASE

INTRACOASTAL PLAZA

14444 Beach Boulevard, Jacksonville, FL 32550

SEEKING MEDICAL,
OFFICE AND RETAIL



±2,510 SF UP TO ±9,844 SF PRIME ENDCAP COMING AVAILABLE

EXCLUSIVE RETAIL LEASING

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Property Overview

HIGHLIGHTS

- ±184,525 SF plaza, anchored by Publix
- ±2,510 SF up to ±9,844 SF prime endcap space available summer 2026 with large outdoor patio
- 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
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EMPLOYEES	3,900	30,403	52,630
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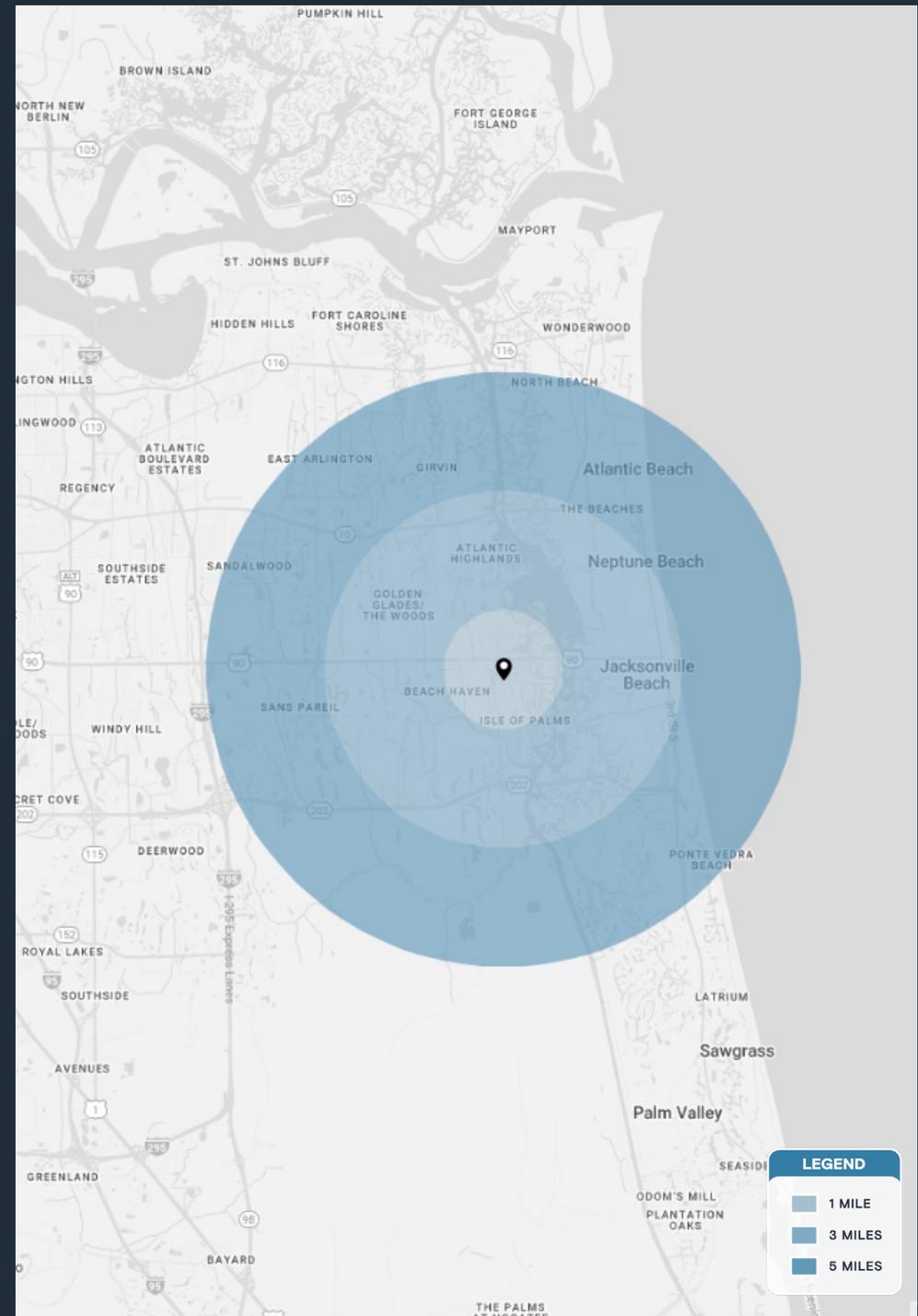
AVERAGE HH INCOME	\$121,715	\$138,454	\$140,928
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	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	16,274	79,940	156,094

HOUSEHOLDS	6,466	35,150	65,461
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EMPLOYEES	5,740	32,328	55,763
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AVERAGE HH INCOME	\$130,465	\$136,569	\$139,406
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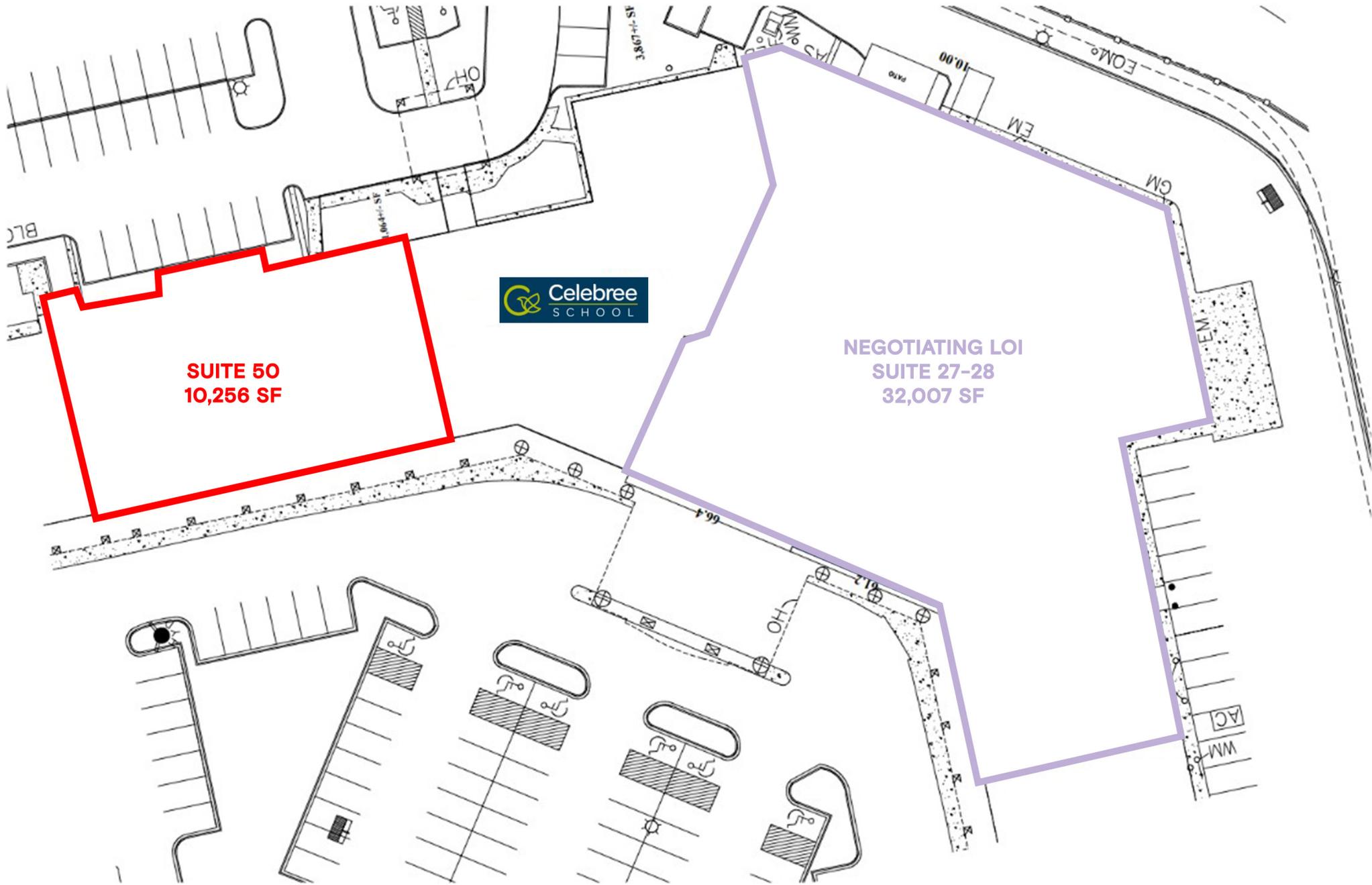
LEGEND

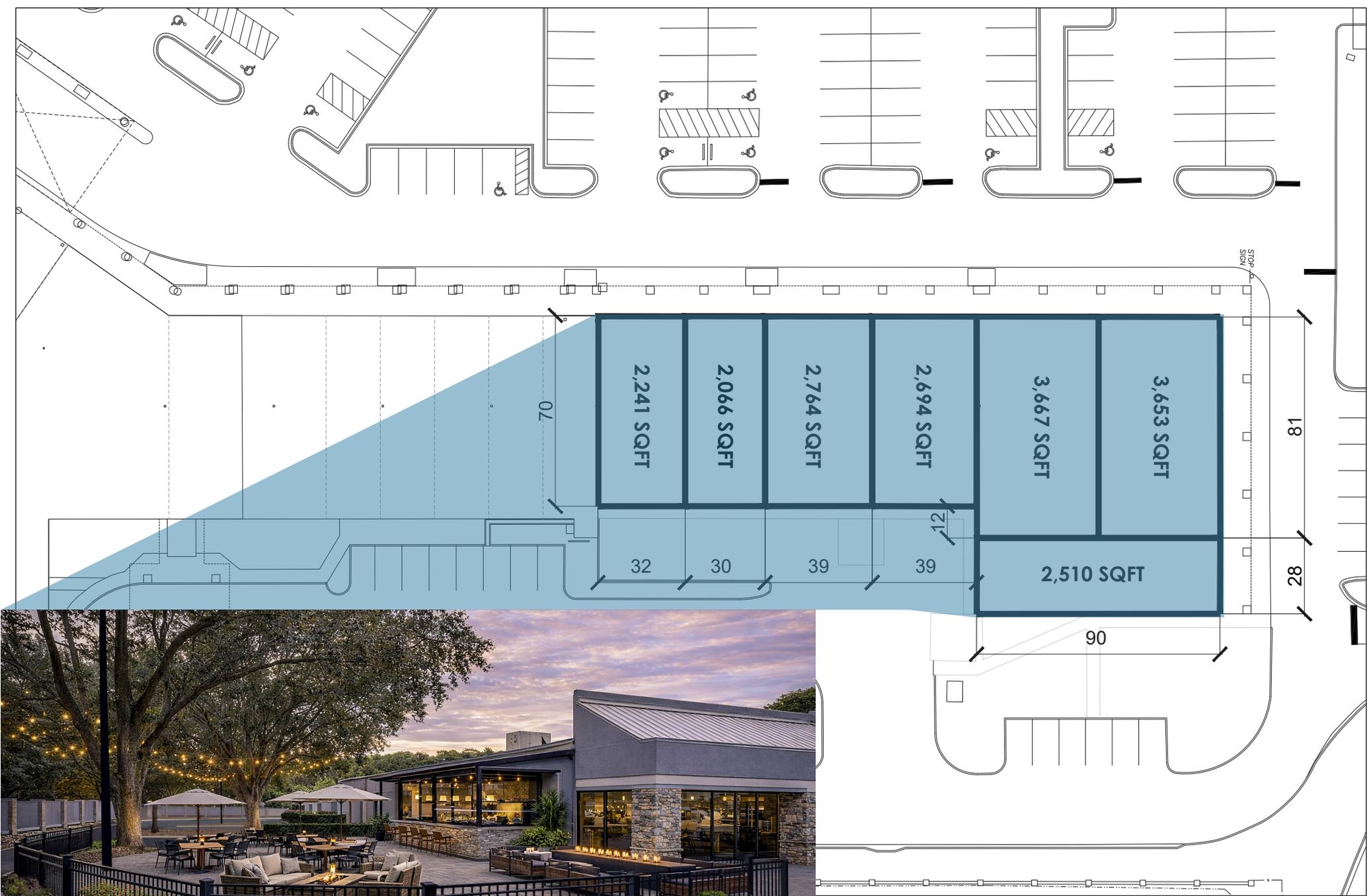
- 1 MILE
- 3 MILES
- 5 MILES



Tenant Roster

1	South Beach Cleaners	1,667 SF	17	Aspres Salon	1,280 SF	29	Celebree School	12,017 SF
2	Greenberg Dental	3,500 SF	18	Pablo Nails	1,200 SF	50	Available	10,256 SF
3-4	Essentials Massage	2,600 SF	19	Butterfly Flowers	576 SF	51-60	Available	19,704 SF
5	Publix Liquors	1,273 SF	21	Heartland Rehabilitation	2,000 SF	OP1	GTE Financial	3,392 SF
6-15	Publix	55,999 SF	23	Precision Imaging	5,000 SF	OP2	Small Sliders	0.69 AC
16	H&R Block	1,200 SF	27-28	Negotiating LOI	32,007 SF	OP3	LePetit Cafe	2,095 SF









JACKSONVILLE EXECUTIVE AT CRAIG AIRPORT

ATLANTIC NORTH
belk Academy

THE HOME DEPOT

LOWE'S

THE FRESH MARKET

Publix

NEPTUNE BEACH PLAZA
Publix
bealls
ALDI

295
- 99,000 AADT

ATLANTIC BOULEVARD - 62,000 AADT

KERNAN VILLAGE
Walmart TJ-maxx
HomeGoods ROSS
petco KOHL'S

BJ's

HARBOUR PLACE
Publix
ACE Hardware

PROVIDENCE SCHOOL OF JACKSONVILLE
1,621 STUDENTS

Walmart Neighborhood Market

DUVAL CHARTER AT COASTAL
1,141 STUDENTS

KERNAN ELEMENTARY & MIDDLE SCHOOL
1,782 STUDENTS

PABLO CREEK PLAZA
Target Michaels
OfficeMax

LA PETITE ACADEMY

BEACH BOULEVARD - 41,132 AADT

SITE

INTRACOASTAL PLAZA
Publix
Planet Fitness

Publix

UNIVERSITY OF NORTH FLORIDA
13,735 STUDENTS

Publix

HODGES POINT PLAZA
Walmart
BEALLS bealls
Pet Super market

THE FOUNDATION ACADEMY
350 STUDENTS

BAPTIST MEDICAL CENTER
1,119 BEDS

PABLO PLAZA
HomeGoods WHOLE FOODS MARKET
Marshalls PETSMART
Office DEPOT

THE STRAND
BEST BUY HOBBY LOBBY
PGA TOUR SUPERSTORE

ST JOHNS TOWN CENTER
DICK'S Ashley
OLD NAVY NORDSTROM TARGET
JOANN Dillard's ROSS
PETSMART Lids Marshalls

THE GODDARD SCHOOL OF JACKSONVILLE

MAYO CLINIC EXPANDING
1.4M SF
419 BEDS
9,000 EMPLOYEES

SOUTH BEACH REGIONAL
TRADER JOE'S five BELOW
Staples
ROSS
ULTA
rack

JT BUTLER BOULEVARD - 76,500 AADT

Publix

SEVEN PINES MIXED USE DEVELOPMENT UNDER CONSTRUCTION
Publix Baptist Health Urgent Care
LIFETIME FITNESS Onix group

WORLD MARKET
petco

AIA

- 52,500 AADT

MARKETS AT TOWN CENTER
COSTCO WHOLESALE REI COOP
NORDSTROM rack five BELOW
ULTA beauty ROOMS TO GO

IKEA

SOUTH BEACH PARKWAY PLAZA
Target Publix
BAM! ACE
BOOKS-A-MILLION Hardware





Contact Brokers

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