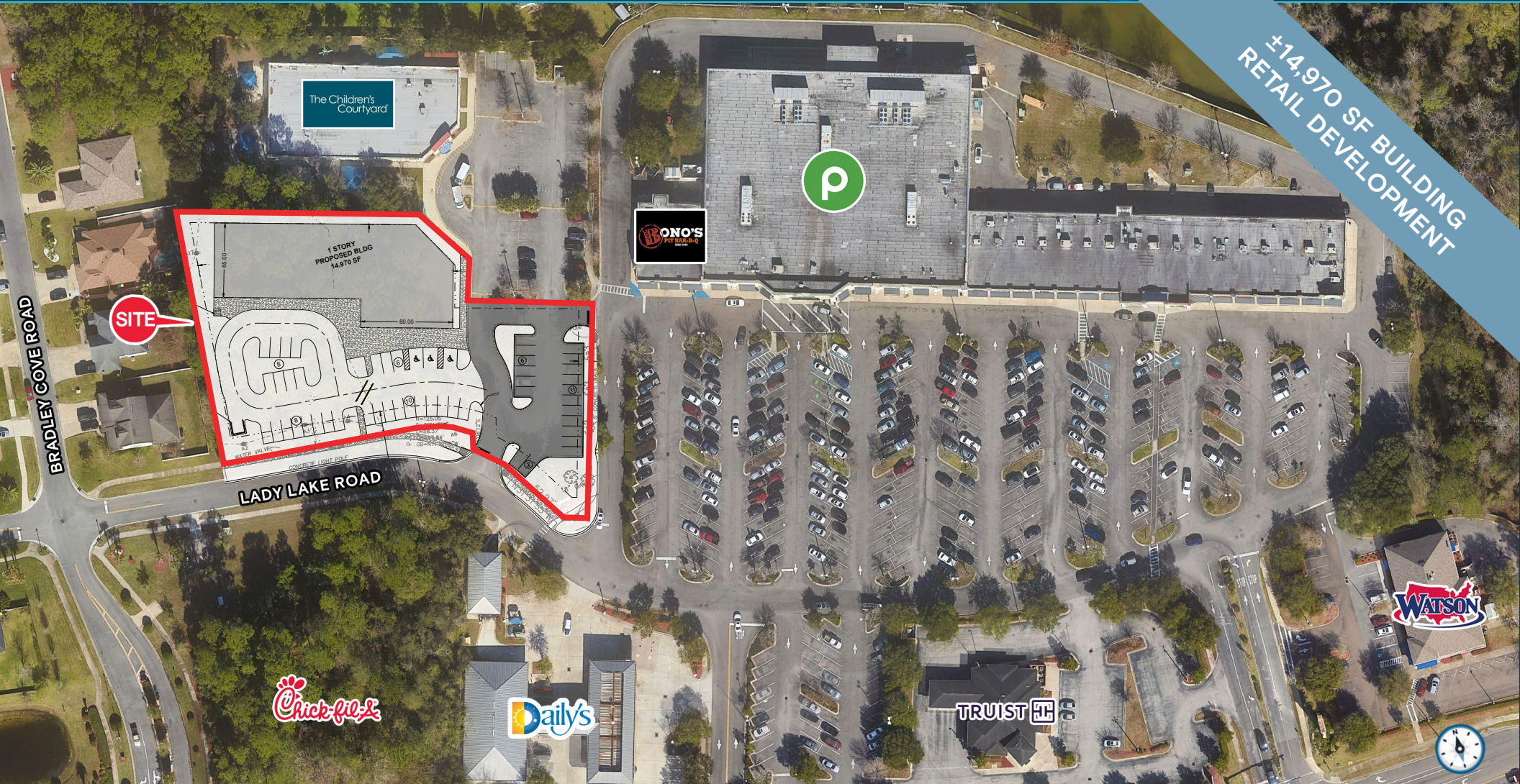


FOR LEASE | FOR SALE

LADY LAKE

731 Duval Station Road, Jacksonville, FL 32218

±14,970 SF BUILDING
RETAIL DEVELOPMENT



EXCLUSIVE RETAIL LEASING

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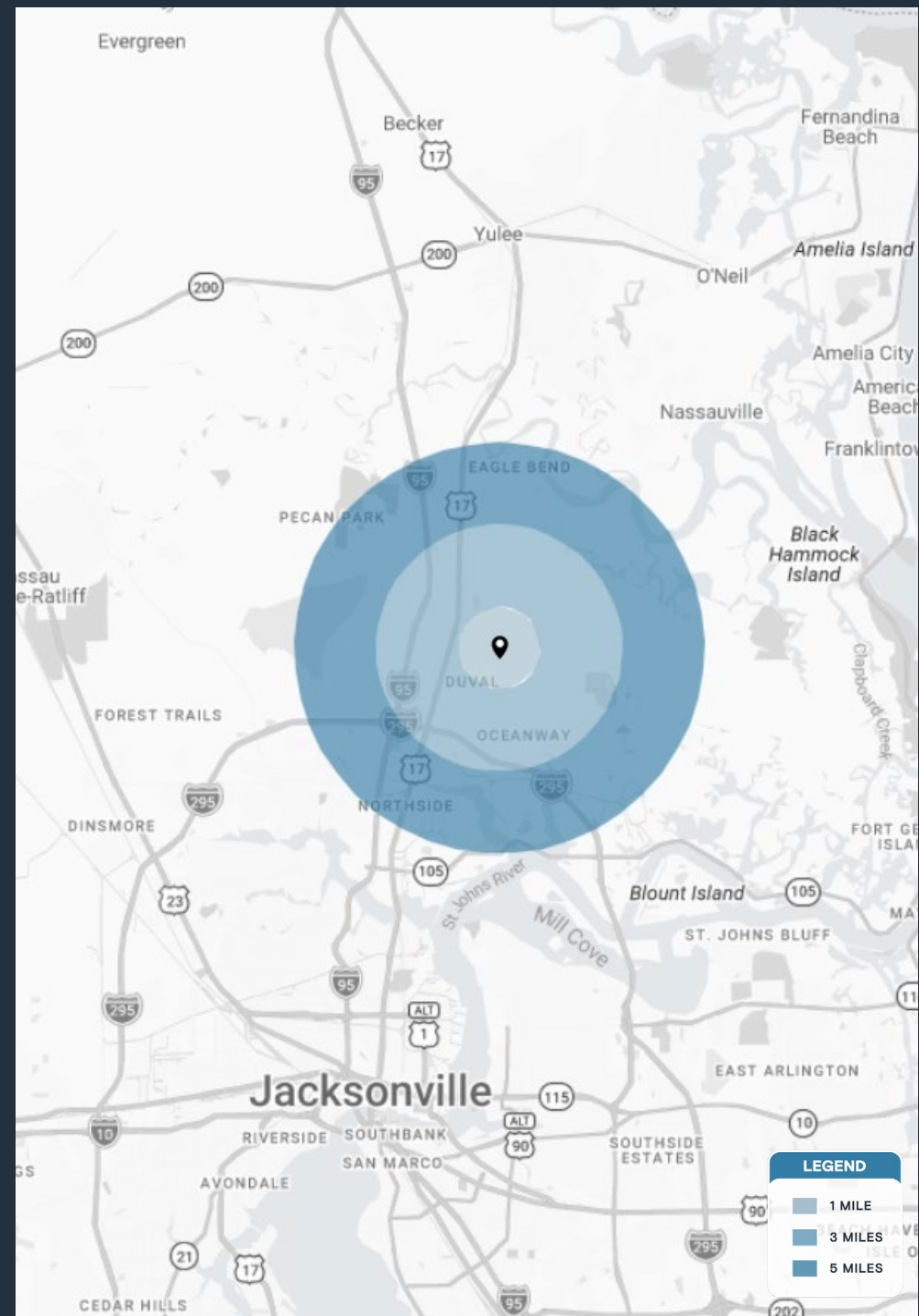
(704) 298-9464

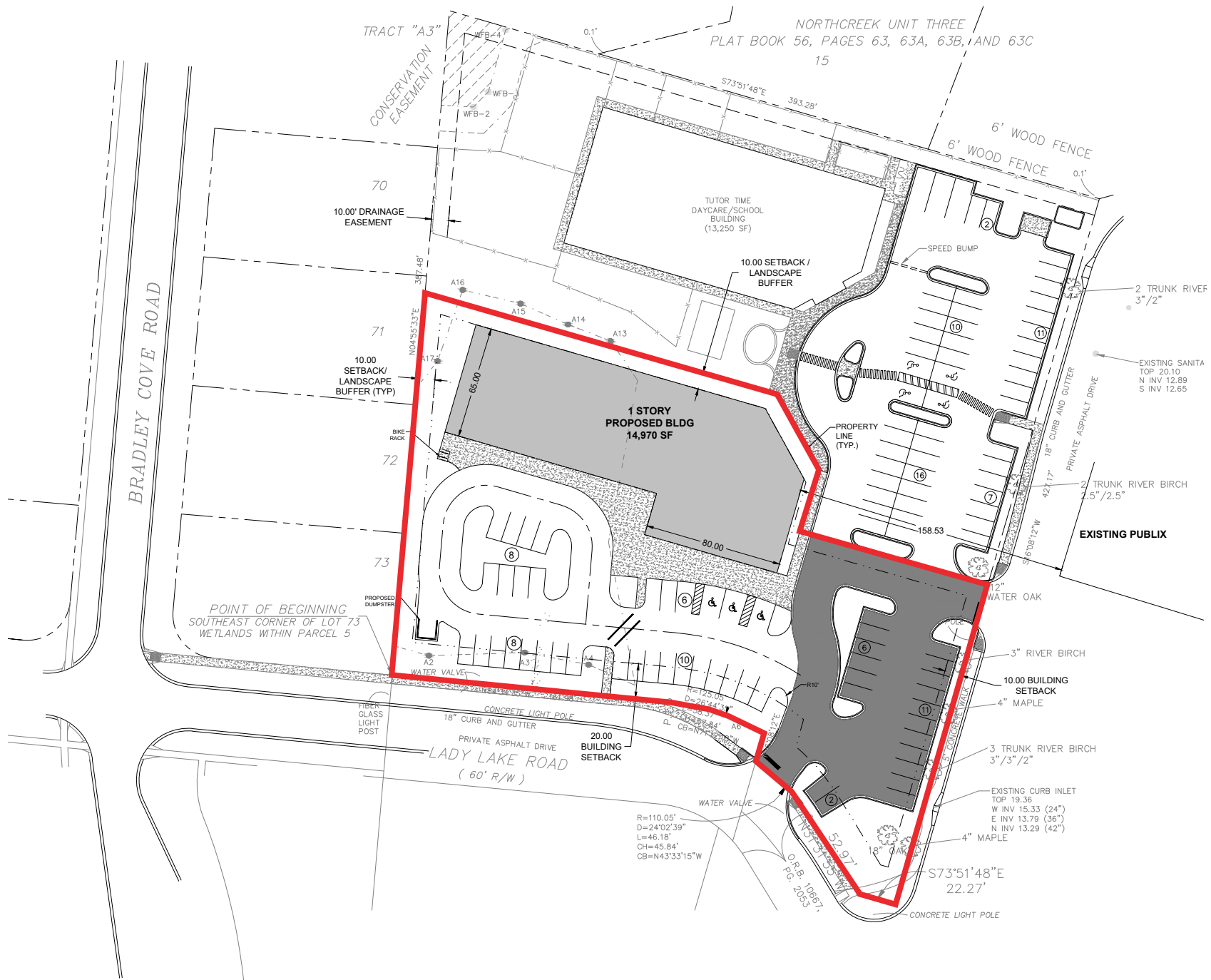
Property Overview

HIGHLIGHTS

- ±1.47 acre development site with space up to ±14,970 SF available for build-to-suit, pad purchase, and ground lease opportunities
- Off-site retention available
- Shadow-anchored by Publix within Duval Station, generating approximately 1.3 million annual visits.
- Affluent North Jacksonville trade area with average household incomes exceeding \$107,000 within three miles.
- Join UPS Store, Hair Cuttery, Anytime Fitness, Tutor Time, Chick-fil-A, Circle K, and other national tenants

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,664	28,678	67,068
HOUSEHOLDS	2,156	10,811	24,859
EMPLOYEES	4,584	22,952	53,787
AVERAGE HH INCOME	\$110,117	\$104,360	\$106,351
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	11,302	38,201	83,807
HOUSEHOLDS	4,359	14,546	31,553
EMPLOYEES	9,092	30,708	67,036
AVERAGE HH INCOME	\$102,729	\$102,084	\$95,471











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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: 08.07.26