

FOR LEASE

MEDICAL MERCHANTS

11701 San Jose Boulevard, Jacksonville, FL 32223



PROPERTY OWNER



*PROPOSED FACADE IMPROVEMENTS

±50,685 SF ANCHOR SPACE AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

- ±160,032 SF Shopping Center
- ±50,685 SF anchor space available
- ±6,300 SF second generation restaurant space available on the end cap
- Highly visible site at the signalized intersection of San Jose Boulevard and Loretto Road
- Prominent pylon signage
- Average household income of \$115,596 within a three mile radius

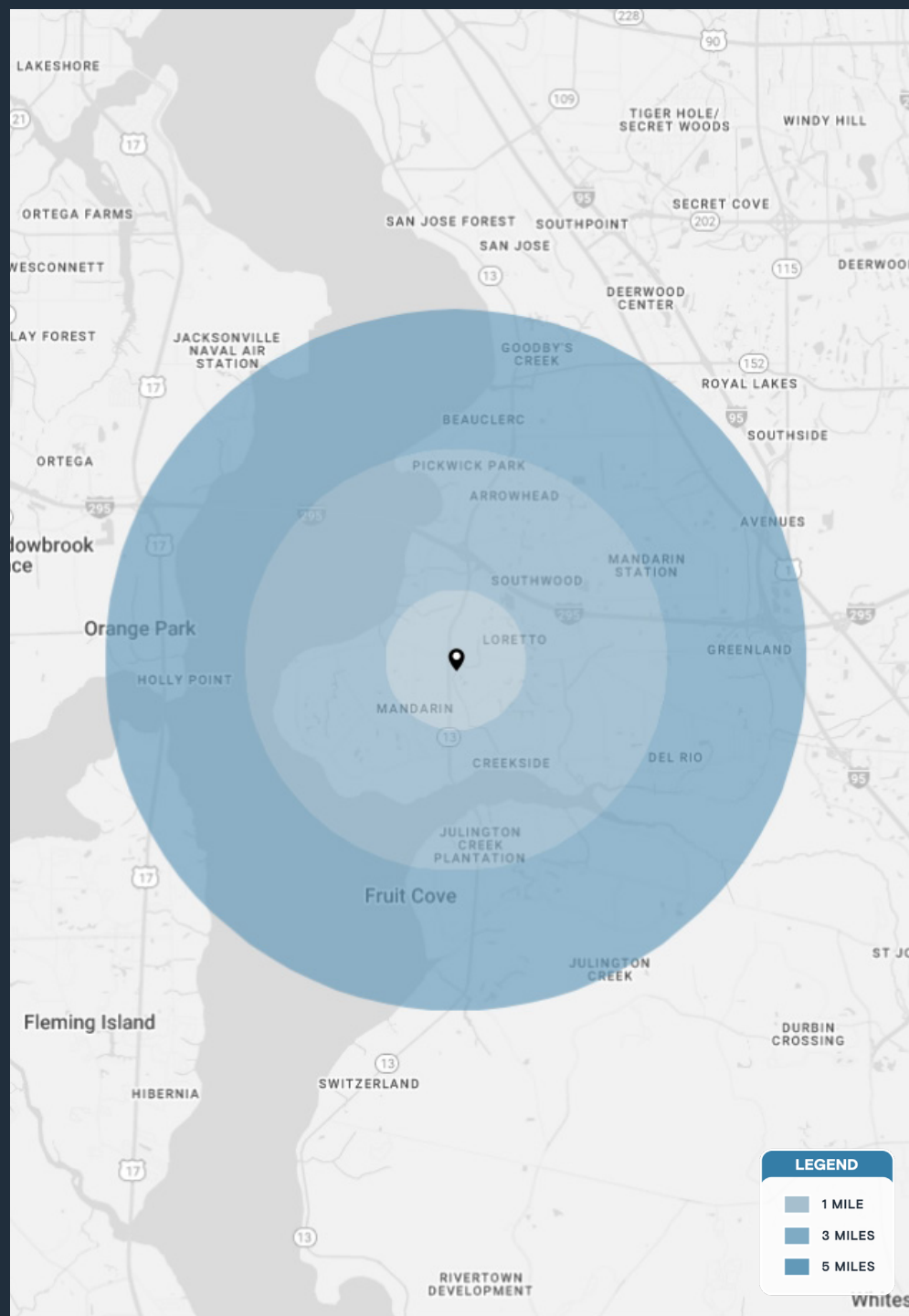
DEMOGRAPHICS

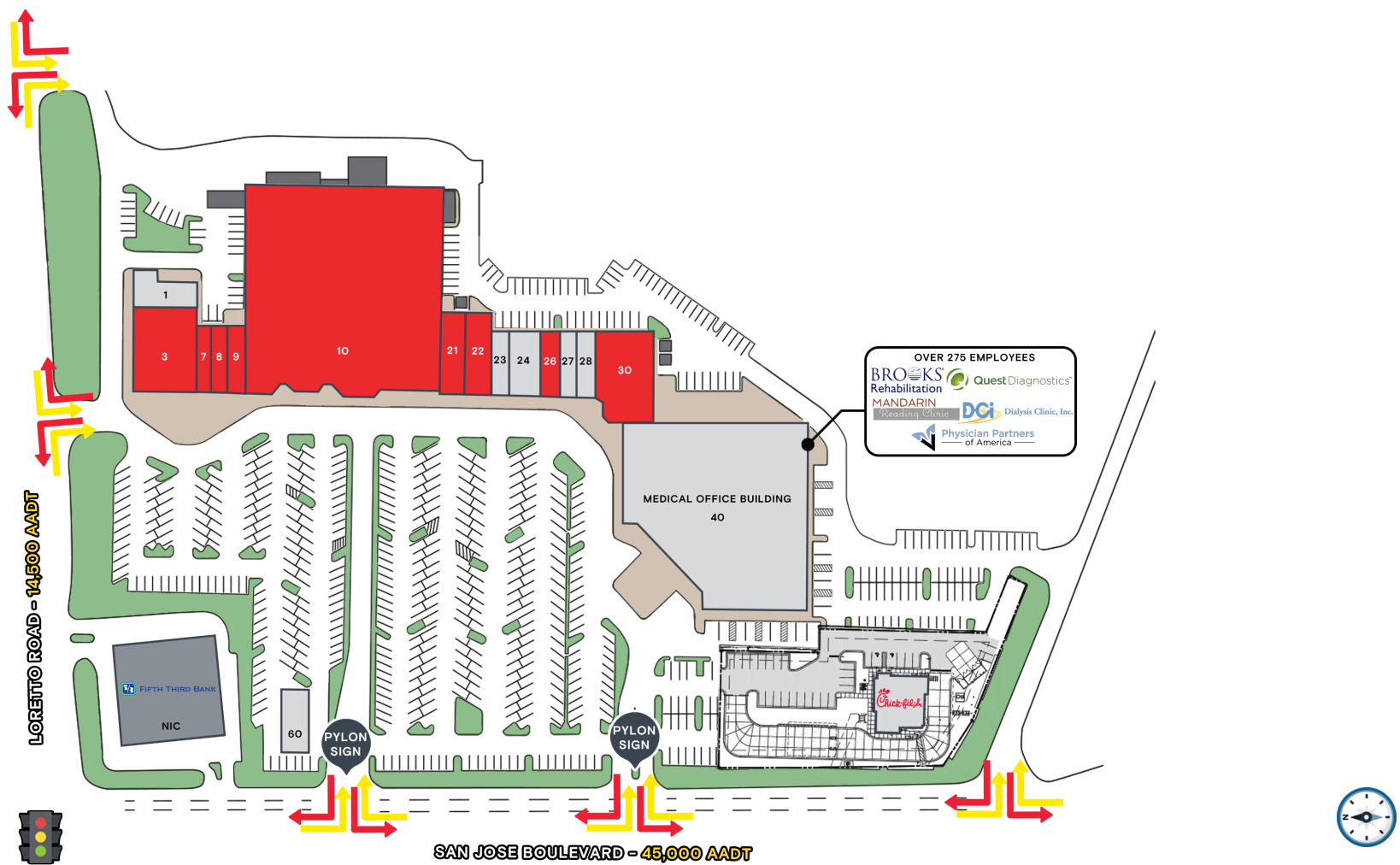
	1 MILE	3 MILES	5 MILES
POPULATION	9,454	55,616	122,118
HOUSEHOLDS	3,874	22,489	47,625
EMPLOYEES	2,743	14,662	62,863
AVERAGE HH INCOME	\$112,350	\$115,596	\$122,157

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	18,372	66,601	159,423
HOUSEHOLDS	7,548	26,572	62,490
EMPLOYEES	5,082	22,320	71,547
AVERAGE HH INCOME	\$111,872	\$116,965	\$118,075

TRAFFIC COUNTS

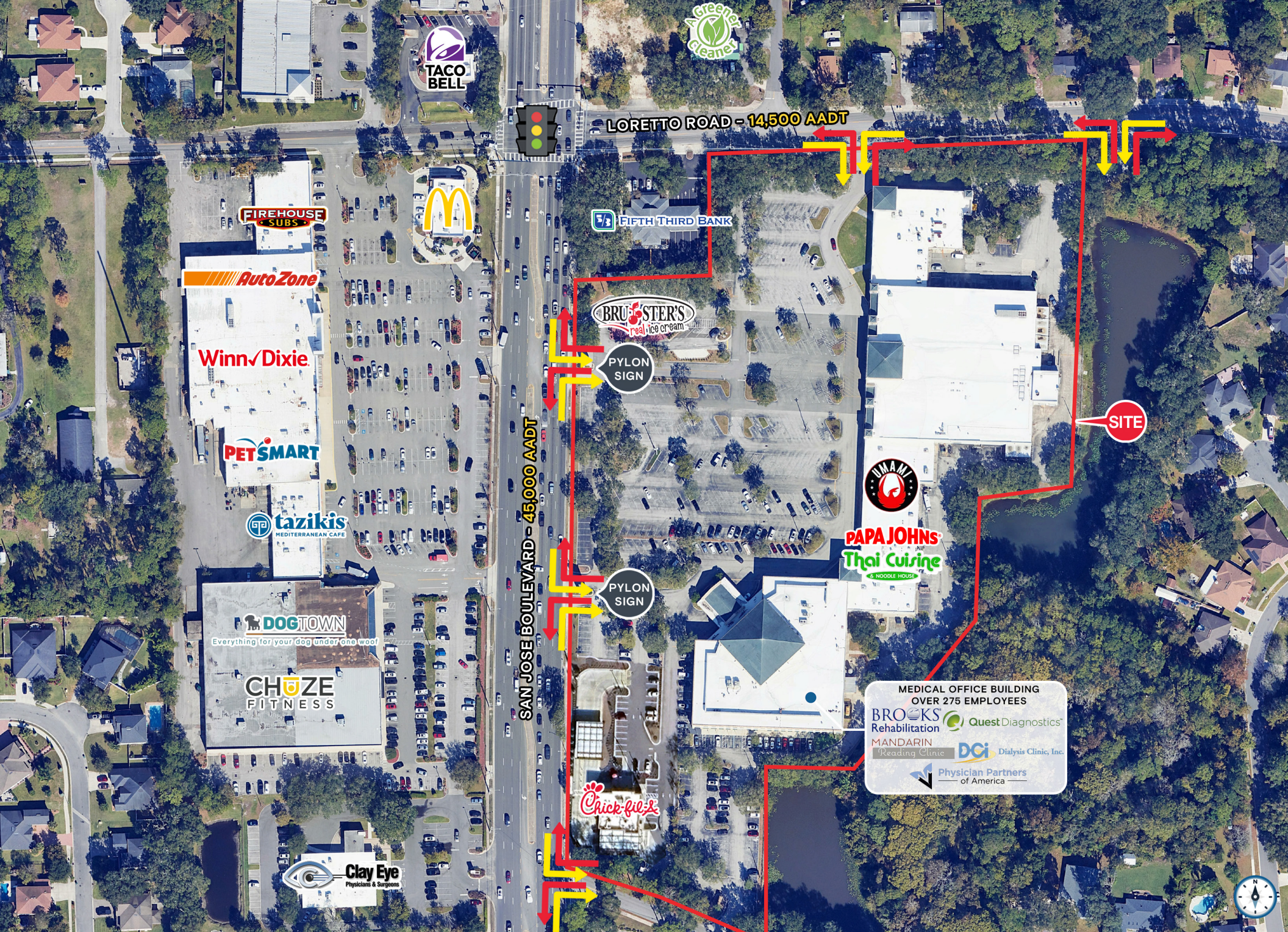
SAN JOSE BOULEVARD	45,000 AADT
LORETTO ROAD	14,500 AADT





Tenant Roster

1	Loretto Cleaners	2,100 SF	21	Available	2,983 SF	28	Thai Cuisine	2,100 SF
3	Available	6,300 SF	22	Available	2,700 SF	30	Available	5,150 SF
7	Available	1,400 SF	23	Umami Ramen & Curry	1,400 SF	40	Medical Office Building	75,000 SF
8	Available	1,400 SF	24	Brazilian Jiu-Jitsu	2,800 SF	60	Bruster's Ice Cream	1,400 SF
9	Available	1,400 SF	26	Available	1,400 SF			
10	Available	50,685 SF	27	Papa Johns Pizza	1,400 SF			







***PROPOSED FACADE IMPROVEMENTS**



Contact Brokers

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