FOR LEASE

ROOSEVELT PLAZA

4509 St Johns Avenue, Jacksonville, FL 32210

±2,700 SF FORMER CREDIT UNION ENDCAP WITH DRIVE THRU AVAILABLE

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

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

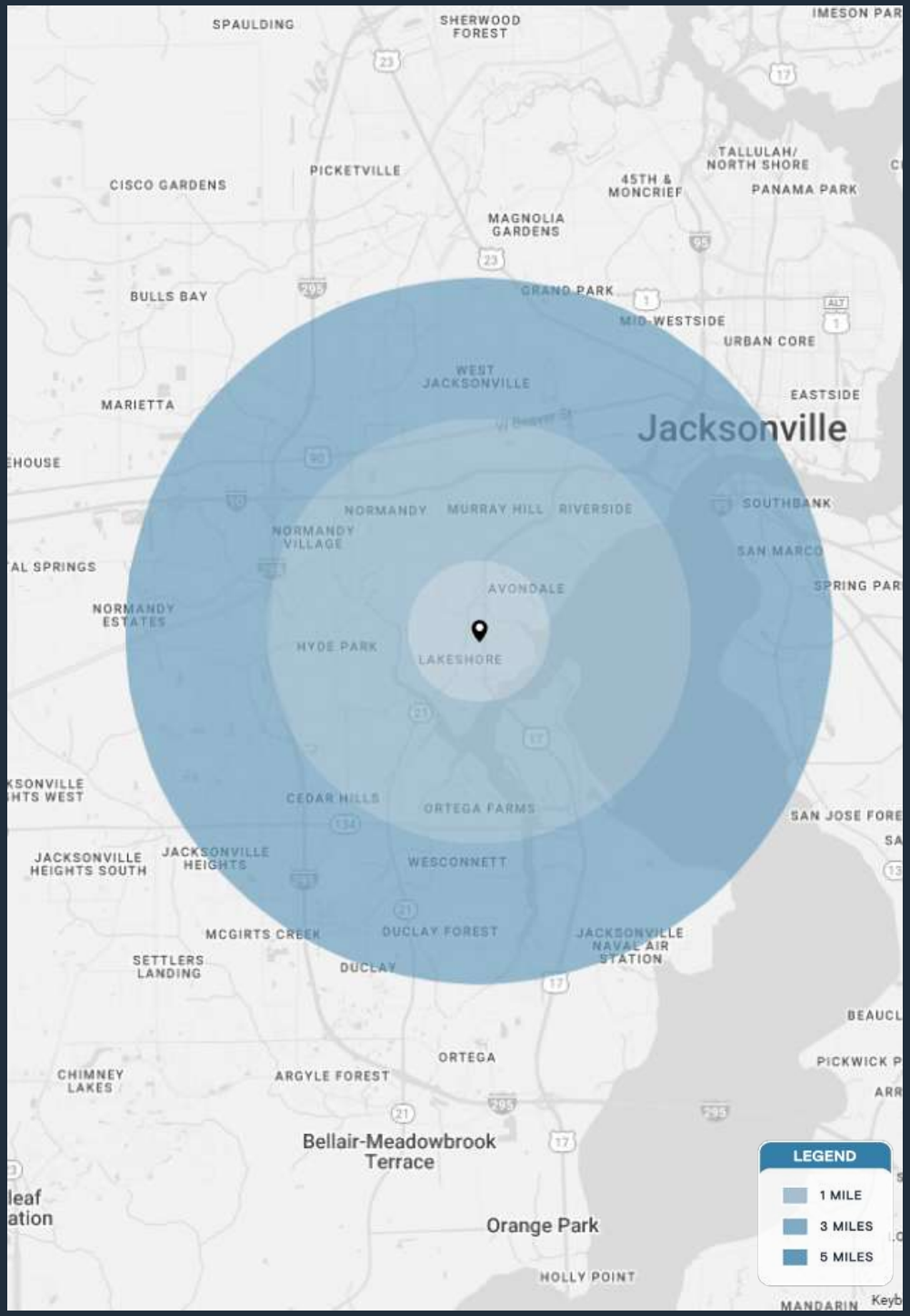
Katy Figg
VICE PRESIDENT
katyfigg@katzretail.com
(704) 298-9464

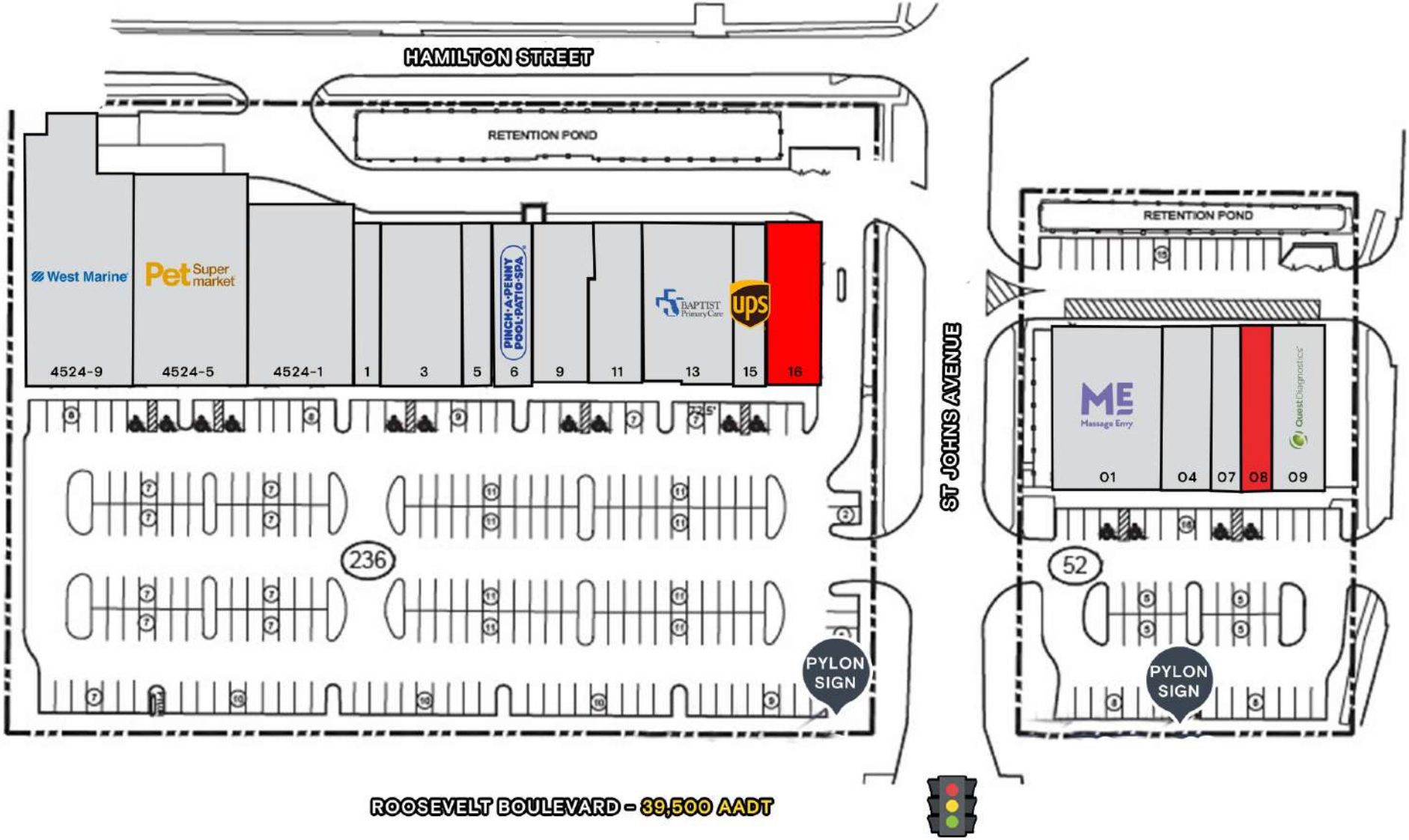
Property Overview

HIGHLIGHTS

- ±1,500 SF inline space available
- ±2,700 SF former credit union endcap with drive thru available
- Signalized intersection
- Approximately 6.3 miles from NAS Jax and has over 21,000 employees and 30,000 residents
- Approximately 5.9 miles from Downtown Jacksonville
- Timuquana Country Club is 4.2 miles from the plaza and has an estimated 1,030 members
- Average household income within a 1 mile radius is $106,594
- There are 11,648 residential units planned and 558 units under construction within a 5 mile radius

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,986	79,346	186,588
HOUSEHOLDS	4,583	34,570	76,813
EMPLOYEES	5,079	37,950	146,924
AVERAGE HH INCOME	$102,098	$89,458	$82,635
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	28,948	100,757	189,778
HOUSEHOLDS	13,034	42,801	77,254
EMPLOYEES	9,554	48,418	154,557
AVERAGE HH INCOME	$114,363	$87,075	$80,452





Tenant Roster

4524-9	West Marine	8,133 SF
4524-5	Pet Supermarket	7,328 SF
4524-1	US Armed Forces Center	6,133 SF
1	Smoke City	1,900 SF
3	La Nopalera	1,900 SF
5	Cuticle and Salon	1,530 SF

6	Pinch A Penny	1,980 SF
9	Sushi Bear & Grill	3,000 SF
11	H2 Health	2,600 SF
13	Baptist Primary Care	4,669 SF
15	The UPS Store	1,819 SF
16	Coming Available	2,700 SF

01	Massage Envy	5,472 SF
04	IVX Health	2,736 SF
07	Northland Hearing Center	1,375 SF
08	Coming Available	1,500 SF
09	Quest Diagnosics	2,597 SF

ROOSEVELT PLAZA
Massage Envy
Quest Diagnostics
ROOSEVELT PLAZA
Pet Supermarket
The UPS Store
Baptist Health
PINCH·A·PENNY POOL·PATIO·SPA
LA NOPALERA Mexican Grill
SHRED NATIONS
SHRED SMARTER
21
17
ST JOHNS AVENUE
ST JOHNS AVENUE
ROOSEVELT BOULEVARD - 39,500 AADT
MATTRESS FIRM
Jersey Mike's SUBS
WAFFLE HOUSE
REGIONS

HONDA
FLORIDA STATE COLLEGE AT JACKSONVILLE KENT CAMPUS
FISHWEIR ELEMENTARY SCHOOL 668 STUDENTS
Ford
NISSAN
HYUNDAI
CHEVROLET
17
SITE
ROOSEVELT PLAZA
Pet Supermarket
The UPS Store
Massage Envy
MATTRESS FIRM
Jersey Mike's SUBS
WAFFLE HOUSE
21
DOLLAR TREE
BLANDING BOULEVARD - 26,500 AADT
ROOSEVELT BOULEVARD - 39,500 AADT
CVS pharmacy
ROOSEVELT SQUARE
Publix
LensCrafters
ULTA BEAUTY
orangetheory FITNESS
LONGHORN STEAKHOUSE
FIRST WATCH
Panera BREAD
MOE'S
FIVE GUYS BURGERS and FRIES
Chick-fil-A

Contact Brokers

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

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

PROPERTY OWNED BY

CURBLINE

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

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: 01.05.26