

FOR LEASE

ROOSEVELT PLAZA

4509 St Johns Avenue, Jacksonville, FL 32210

SIGNALIZED INTERSECTION



SMALL SHOP SPACE AVAILABLE FOR LEASE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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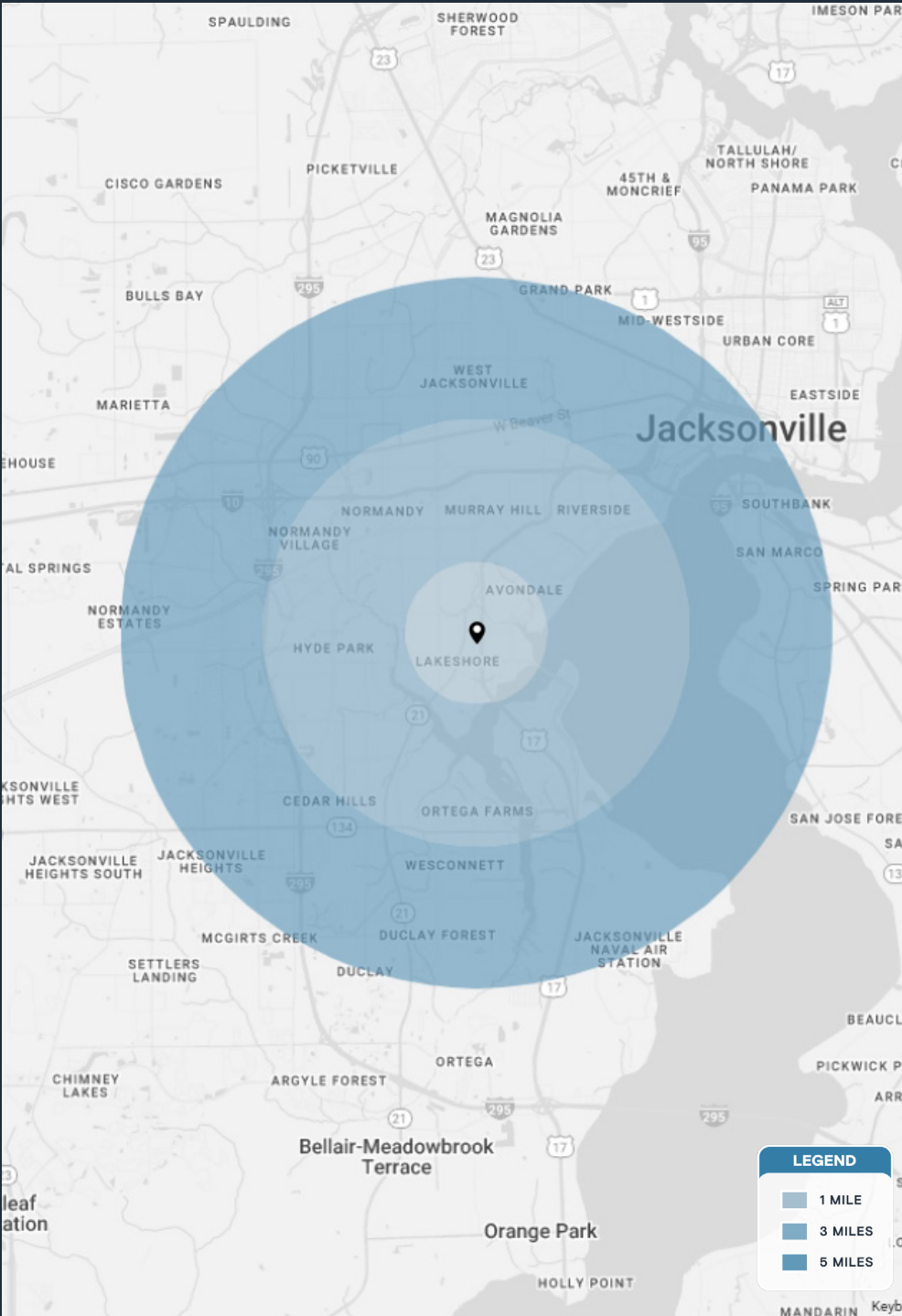
Property Overview

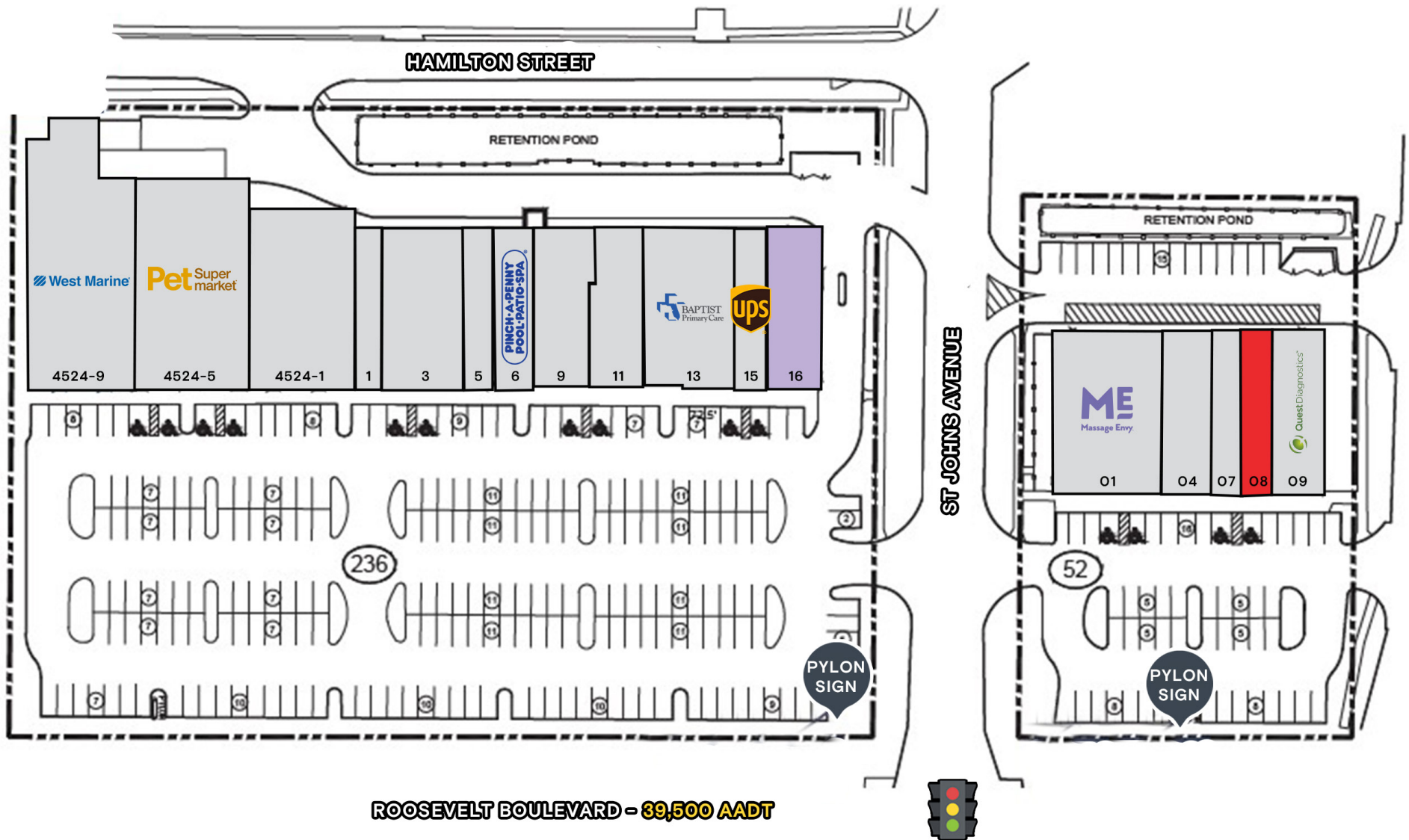
HIGHLIGHTS

- ±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





ROOSEVELT BOULEVARD - 39,500 AADT

Tenant Roster

4524-9	West Marine	8,133 SF	6	Pinch A Penny	1,980 SF	01	Massage Envy	5,472 SF
4524-5	Pet Supermarket	7,328 SF	9	Sushi Bear & Grill	3,000 SF	04	IVX Health	2,736 SF
4524-1	US Armed Forces Center	6,133 SF	11	H2 Health	2,600 SF	07	Northland Hearing Center	1,375 SF
1	Smoke City	1,900 SF	13	Baptist Primary Care	4,669 SF	08	Coming Available	1,500 SF
3	La Nopalera	1,900 SF	15	The UPS Store	1,819 SF	09	Quest Diagnostics	2,597 SF
5	Cuticle and Salon	1,530 SF	16	Negotiating LOI	2,700 SF			







Contact Brokers

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PROPERTY OWNED BY


CURBLINE



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