

FOR LEASE

TAMAYA MARKET

12675 Beach Boulevard, Jacksonville, FL 32246

±2,234 SF INLINE SPACE AVAILABLE



JOIN SPROUTS, F45, HEARTLAND DENTAL & MORE

EXCLUSIVE RETAIL LEASING

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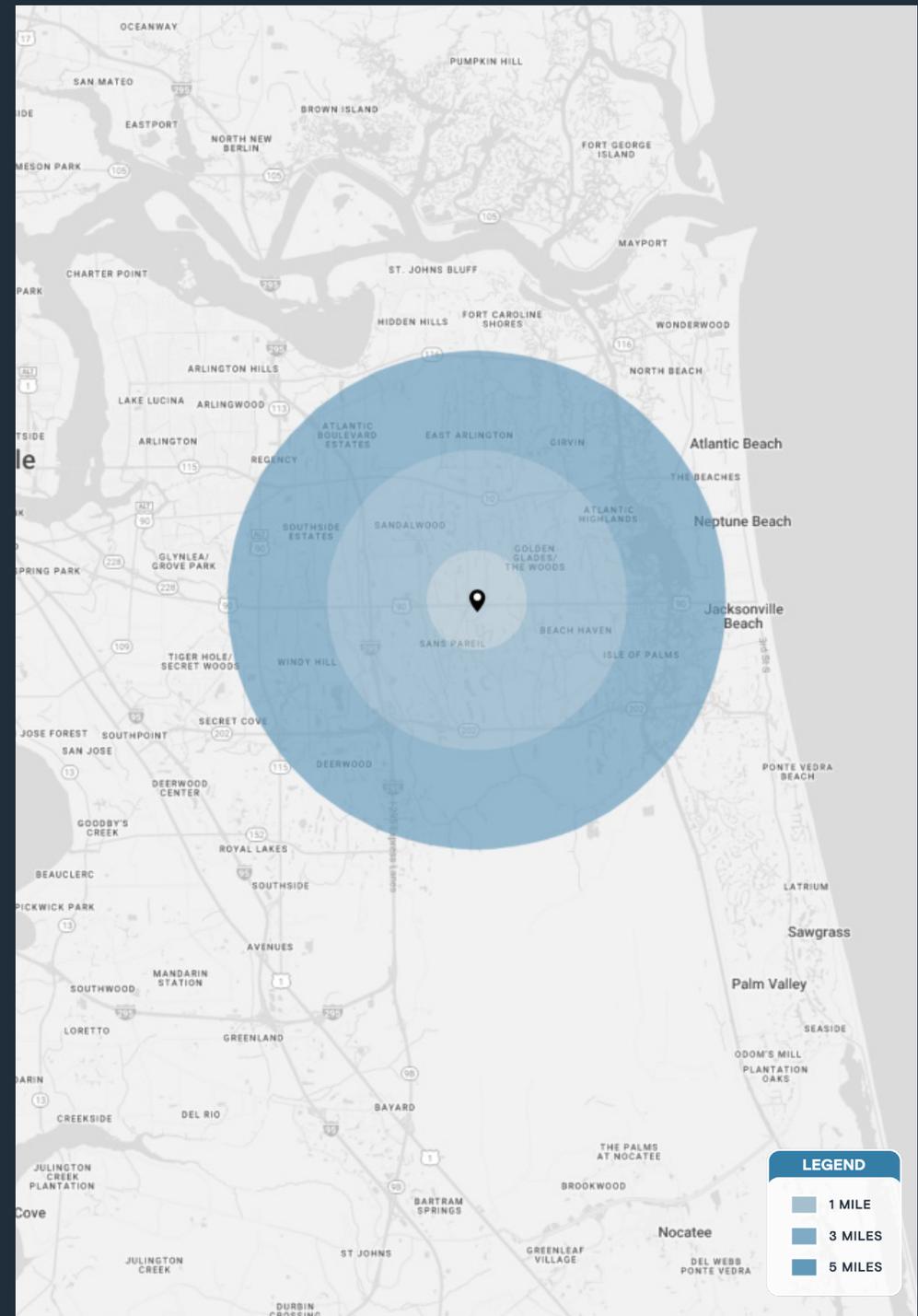
Property Overview

HIGHLIGHTS

- Join Sprouts, F45, Heartland Dental, Shipley's Donuts, The DRIPBaR, Island Wings, Taichi Bubble Tea and First Choice Credit Union
- Located at the heavily traveled intersection of Beach Boulevard (52,500 AADT) and Kernan Boulevard (32,000 AADT)
- Lighted entrance to center on Beach Boulevard at Tamaya Boulevard
- Situated at the entrance to the 780-acre residential development of Tamaya
 - 1,135 homes sold, Phase III under construction and 2,400 planned
 - With over 1,350 residences in the community
 - Prices range from low \$300K's to \$1M+ with average at ±\$500K
 - 171-unit Grand Living retirement & assisted living opened Summer '19
- Close proximity to Florida State College Jacksonville, enrollment 6,676, and the University of North Florida iwth 16,000+ students
- Nearby Mayo Clinic, a 261-bed hospital and research center with 6,400+ employees, is adding a five-floor expansion as part of a \$500M investment
- Close proximity to Ascension St Vincent's 10,000+ SF freestanding emergency department on the NWQ of Beach & Kernan Boulevard with 40 employees and expected to serve 16,000 patients annually
- Houston-based Nutex Healthcare expanding with a 28,303 SF specialty hospital development on ±7.85 acres at NW Beach and Kernan Boulevards
- Average household income within one mile is over \$138,791

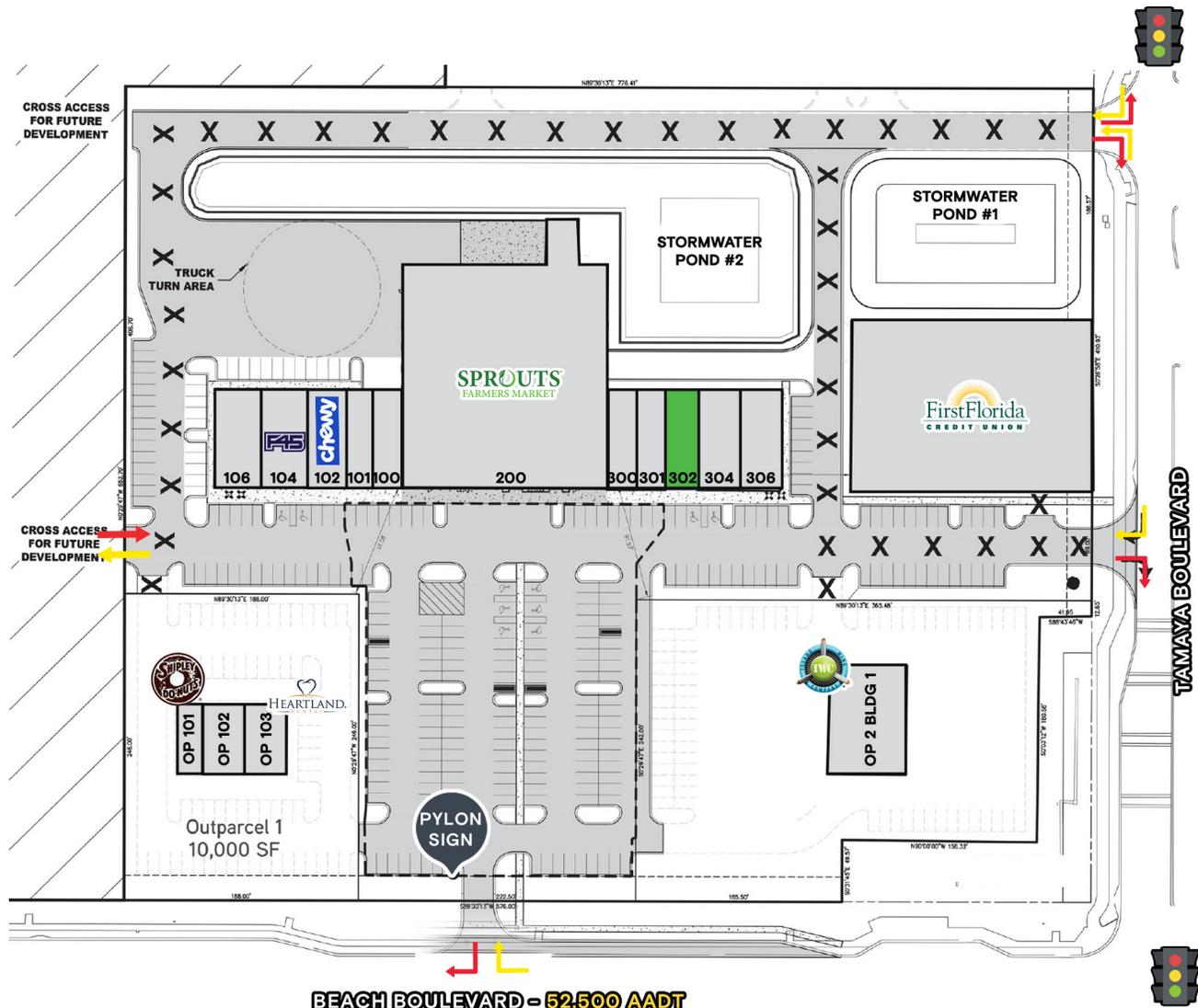
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	11,530	89,129	194,122
HOUSEHOLDS	4,653	34,822	80,047
EMPLOYEES	2,189	28,786	76,158
AVERAGE HH INCOME	\$138,791	\$112,380	\$111,459



LEGEND

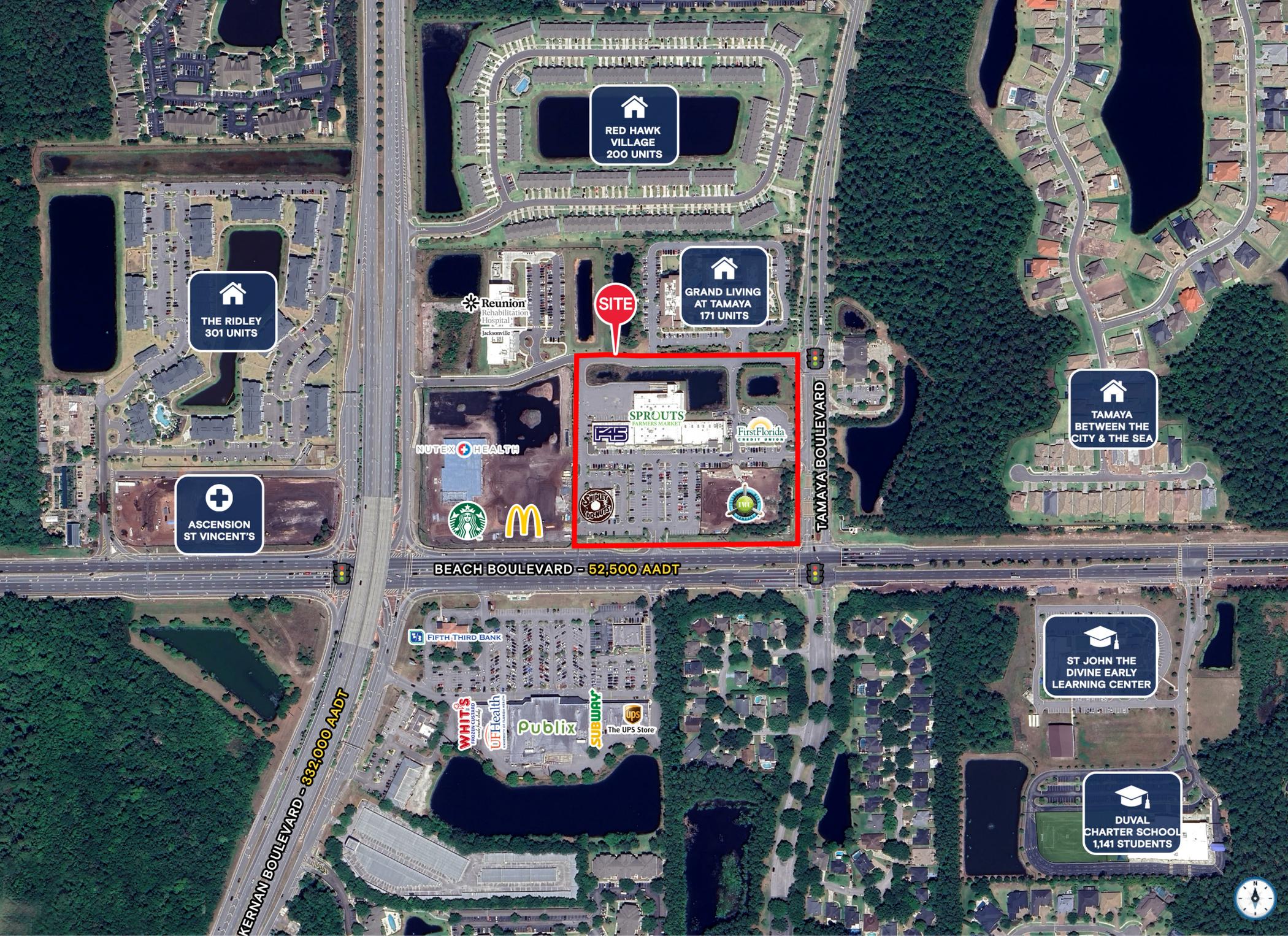
- 1 MILE
- 3 MILES
- 5 MILES



BEACH BOULEVARD - 52,500 AADT

Tenant Roster

100	VIO Med Spa	1,658 SF	200	Sprouts Farmers Market	30,239 SF	306	Green Papaya	3,088 SF
101	The DRIPBaR	1,360 SF	300	Semper Laser	1,600 SF	OP 101	Shipley's Donuts	1,800 SF
102	Chewy Vet	2,930 SF	301	Pigtails & Crewcuts	1,594 SF	OP 102	ICON Golf Carts	2,082 SF
104	F45 Training	2,800 SF	302	At Lease	2,234 SF	OP 103	Heartland Dental	3,336 SF
106	Taichi Bubble Tea	3,337 SF	304	Elite Nail Spa	3,000 SF	OP 2 1	Island Wings	5,000 SF



🏠
RED HAWK
VILLAGE
200 UNITS

🏠
THE RIDLEY
301 UNITS

🏠
GRAND LIVING
AT TAMAYA
171 UNITS

SITE

🏠
TAMAYA
BETWEEN THE
CITY & THE SEA

🏥
ASCENSION
ST VINCENT'S

SPROUTS
FARMERS MARKET
FAS
First Florida
CREATIVES
Starbucks
McDonald's
CVS
WCV

BEACH BOULEVARD - 52,500 AADT

🎓
ST JOHN THE
DIVINE EARLY
LEARNING CENTER

KERNAN BOULEVARD - 832,000 AADT

FIFTH THIRD BANK
WHIT'S
UPT Health
Publix
SUBWAY
The UPS Store

🎓
DUVAL
CHARTER SCHOOL
1,141 STUDENTS







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