FOR LEASE

SHOPS AT JULINGTON CREEK

12795 San Jose Boulevard, Jacksonville, FL 32223



±1,461 SF UP TO ±2,970 SF SPACE AVAILABLE

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

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

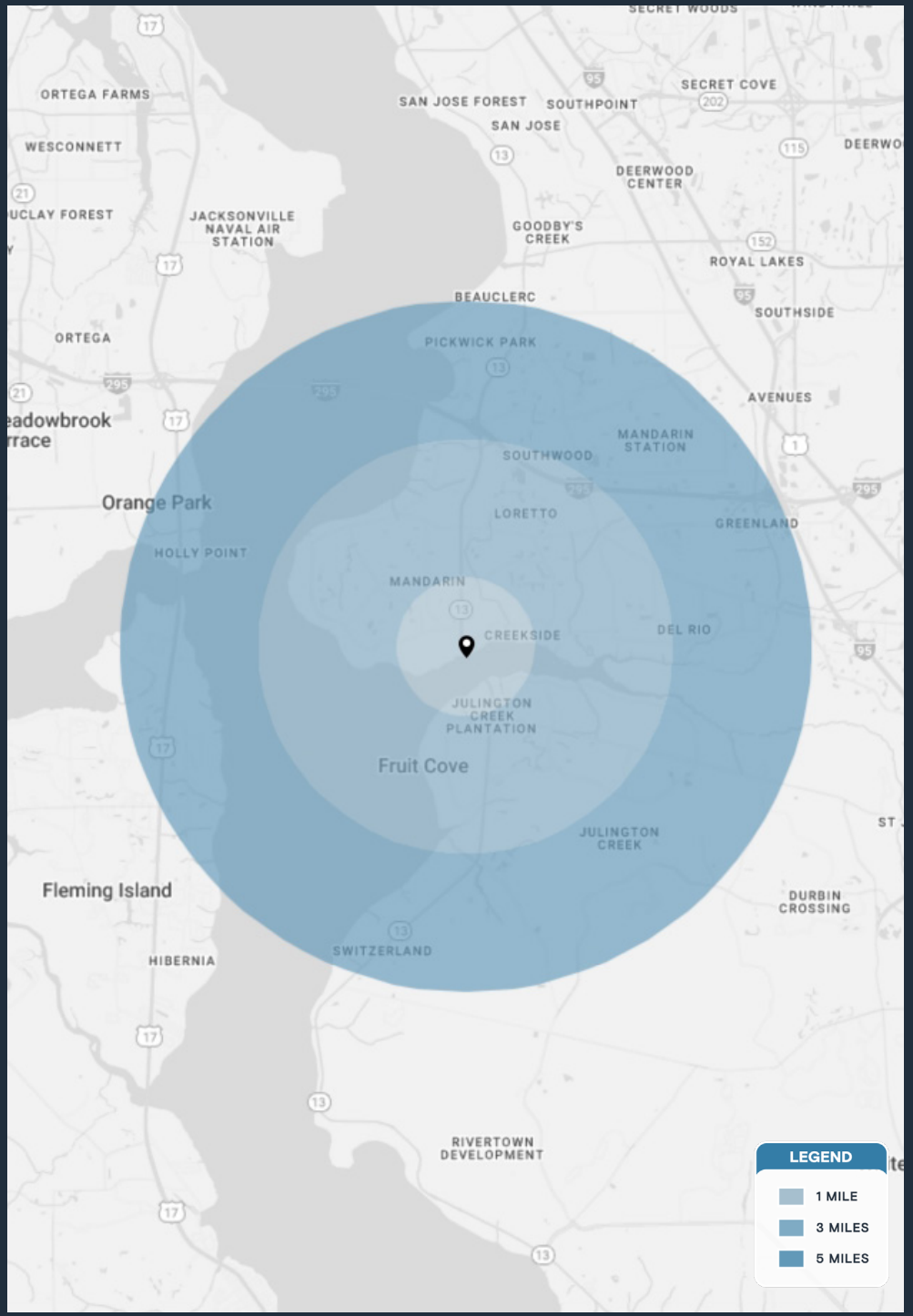
Katy Figg
VICE PRESIDENT
katyfigg@katzretail.com
(704) 298-9464

Property Overview

HIGHLIGHTS

- The Shops at Julington Creek is located on the SE corner of San Jose Boulevard and Julington Creek Road in Jacksonville, Florida.
- The center lies along the coast of Julington Creek, providing shopping and services to the port's visitors, and is anchored by The Fresh Market.
- Average Household Income is over $138,523 within a 1 mile radius
- Property is fronted on highly traveled San Jose Boulevard with over ±45,000 average daily traffic
- In close proximity to Julington Creek Plantation. The prestigious commumity comprises of over 5,800 homes across 4,000 acres.
- According to Site Selection Group Blog's 2023 list, Jacksonville MSA is #9 for highest projected 5-year population growth in U.S.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,112	44,631	126,298
HOUSEHOLDS	1,934	17,164	47,334
EMPLOYEES	1,292	8,951	30,774
AVERAGE HH INCOME	$138,523	$129,877	$133,332
	5 MINUTES	**10 MINUTES**	**15 MINUTES**
POPULATION	12,516	61,977	129,897
HOUSEHOLDS	4,660	23,136	47,574
EMPLOYEES	3,180	10,628	34,902
AVERAGE HH INCOME	$139,650	$135,682	$134,400



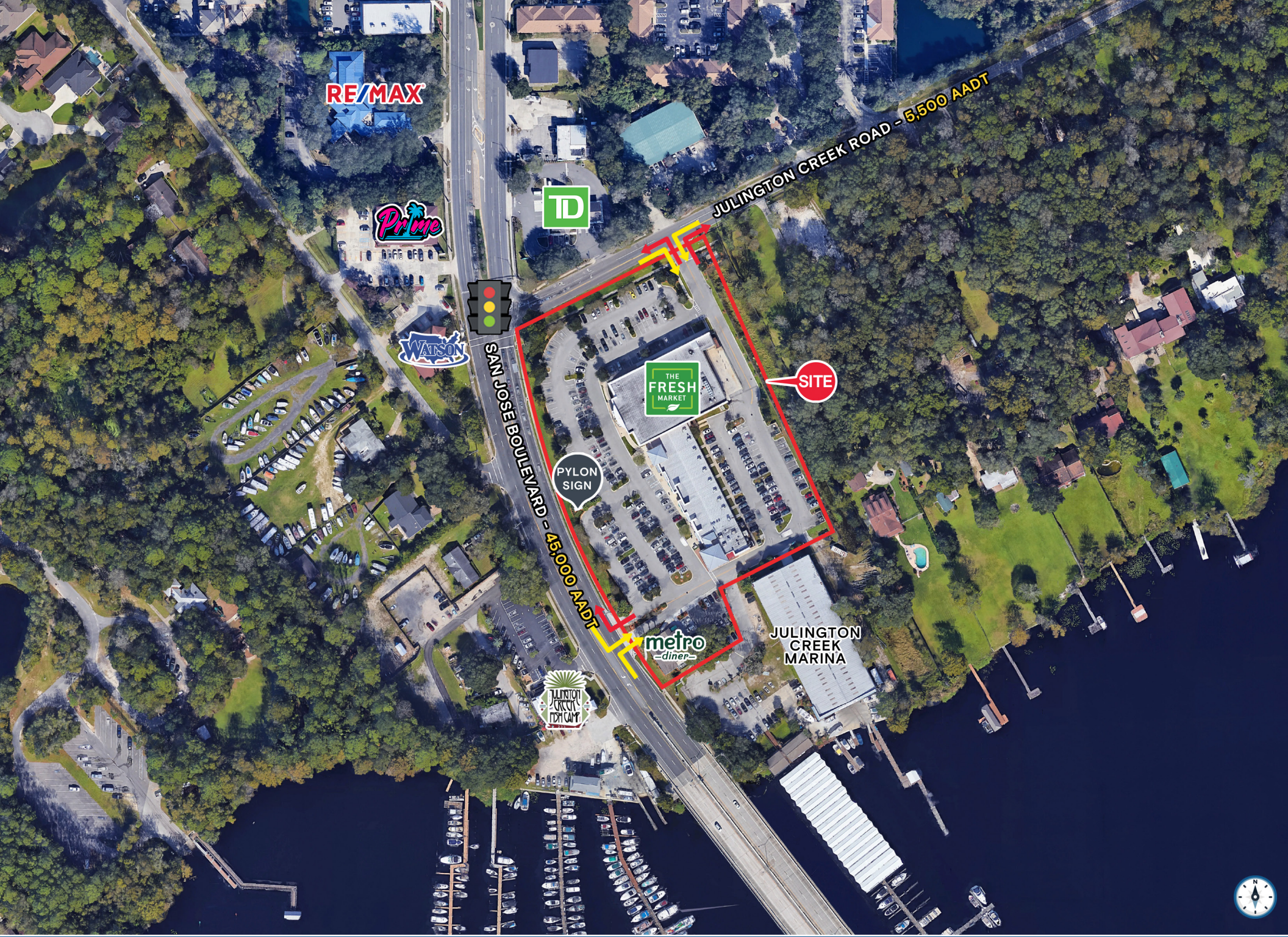


Tenant Roster

1	The Fresh Market	21,038 SF
2	Negotiating Lease	1,461 SF
3	The Purse Ladies	1,454 SF
4	Adlina Beauty Salon	1,471 SF

5	Available	2,970 SF
6	Nail Time	4,194 SF
8	Bark Street	1,284 SF
9	Poke Bowl	1,445 SF

10	Hurricane Grill & Wings	2,710 SF
11	Metro Diner	2,352 SF


RE/MAX
TD
Prime
WATSON
THE FRESH MARKET
SITE
PYLON SIGN
JULINGTON CREEK ROAD - 5,500 AADT
SAN JOSE BOULEVARD - 45,000 AADT
metro diner
JULINGTON CREEK MARINA
JULINGTON CREEK FISH CAMP


SAN JOSE PLAZA
HARBOR FREIGHT
ALDI
MANDARIN CORNERS
Walmart
Marshalls
OLD ST AUGUSTINE PLAZA
Publix
Burlington
HOBBY LOBBY
ROSS DRESS FOR LESS
DOLLAR TREE
LA FITNESS
CLAIRE LANE CENTER
TRADER JOE'S
BARNES&NOBLE
ULTA BEAUTY
Publix
Winn-Dixie
Walmart
295
– 151,000 AADT
RIVERPLACE SHOPPING CENTER
HOME SENSE
TJ maxx
COST PLUS
Michaels
WORLD MARKET
SIERRA
Staples
DOLLAR TREE
FAMOUS footwear
MANDARIN SOUTH
Winn-Dixie
PETSMART
LOWE'S
SAN JOSE BOULEVARD – 45,000 AADT
OLD ST AUGUSTINE ROAD – 22,000 AADT
95
– 97,000 AADT
LORETTO ELEMENTARY SCHOOL
1,030 STUDENTS
ACE Hardware
SHOPS AT JULINGTON CREEK
THE FRESH MARKET
SITE
SHOPPES AT BARTRAM PARK
Publix
KOHL'S
JULINGTON CREEK PLANTATION
5,800 HOMES
Publix
Walmart
Neighborhood Market
RACETRACK ROAD – 23,000 AADT
– 28,257 AADT
JULINGTON CREEK ELEMENTARY SCHOOL
978 STUDENTS
Publix
13
FRUIT COVE MIDDLE SCHOOL
1,212 STUDENTS
DURBIN CREEK CROSSING
ALDI
ABC
N





Contact Brokers

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