

Free Standing Retail Building Available

1030 University Blvd N, Jacksonville, FL 32211



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 2,991 SF free-standing building on 0.27 acres with 21 exclusive Parks and Exclusive Signage
- 30,500+ vehicles per day on University Blvd, with an additional 50,200 daily crossings on the Matthews Bridge just ¼ mile away — one of Jacksonville's highest combined traffic corridors
- Gateway to Downtown — positioned at the University Blvd on-ramp to the Matthews Bridge, funneling commuters, Jaguars fans, and event traffic directly past the property
- 1.5 miles from Jacksonville University, a growing private university whose incoming \$33 million LECOM medical school campus begins its first cohort in July 2026 — adding hundreds of faculty, students, and medical professionals to the immediate trade area
- Dense retail co-tenancy — directly across from a Newly Renovated Winn-Dixie anchored center; surrounded by Wawa, Popeyes, Domino's, McDonald's, Family Dollar, Walgreens, Publix, and national QSR brands
- 213,000 residents within 5 miles with average household incomes approaching \$69,000 — a stable, proven consumer base
- Both tenant and broker incentives available

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	0.27 Acres
Building Size:	2,991 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,796	37,226	87,435
Total Population	8,496	95,117	209,257
Average HH Income	\$66,800	\$70,710	\$73,219

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7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

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PROPERTY PHOTO



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,496	95,117	209,257
Average Age	41.6	36.0	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,796	37,226	87,435
# of Persons per HH	2.2	2.6	2.4
Average HH Income	\$66,800	\$70,710	\$73,219
Average House Value	\$204,486	\$227,184	\$249,035

AGE	1 MILE	3 MILES	5 MILES
0 - 4	513	6,382	13,441
5 - 9	334	6,080	13,724
10 - 14	401	5,797	13,486
15 - 17	240	3,443	7,031
18 - 20	96	4,588	8,002
21 - 24	582	5,236	10,818
25 - 34	1,269	15,845	34,235
35 - 44	1,265	12,289	27,481
45 - 54	1,081	10,624	22,804
55 - 64	1,262	12,090	26,263
65 - 74	914	7,936	19,668
75 - 84	415	3,339	8,383
85+	129	1,489	3,947



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