



## Avondale Square

3541 Saint Johns Avenue  
Jacksonville, Florida 32205

### Property Highlights

- Former salon space with improvements for retail or service users
- Prime corner at Avondale Square entrance with strong visibility
- Co-tenants include Whit's Frozen Custard and Cork Thyme
- Near Blue Fish, Biscottis, Southern Grounds, Mojo BBQ, & more
- Located in a vibrant corridor with top local dining concepts
- Strong pedestrian traffic in a highly walkable retail setting
- Affluent customer base with strong household incomes

### Property Overview

3541 St. Johns Avenue is a ±5,025 SF multi-tenant retail building prominently located in the heart of historic Avondale Square, one of Jacksonville's most sought-after upscale retail and dining destinations. This highly visible property offers a rare opportunity to join a curated mix of established, high-performing tenants in a walkable, affluent neighborhood setting.

### Offering Summary

Lease Rate:	\$32 SF/yr (NNN)
Available SF:	1,825 SF
Zoning:	CCG-1

Demographics	0.5 Miles	1 Mile	2 Miles
Total Households	957	4,328	17,801
Total Population	1,758	8,783	35,816
Average HH Income	\$139,785	\$134,528	\$99,636

### For More Information



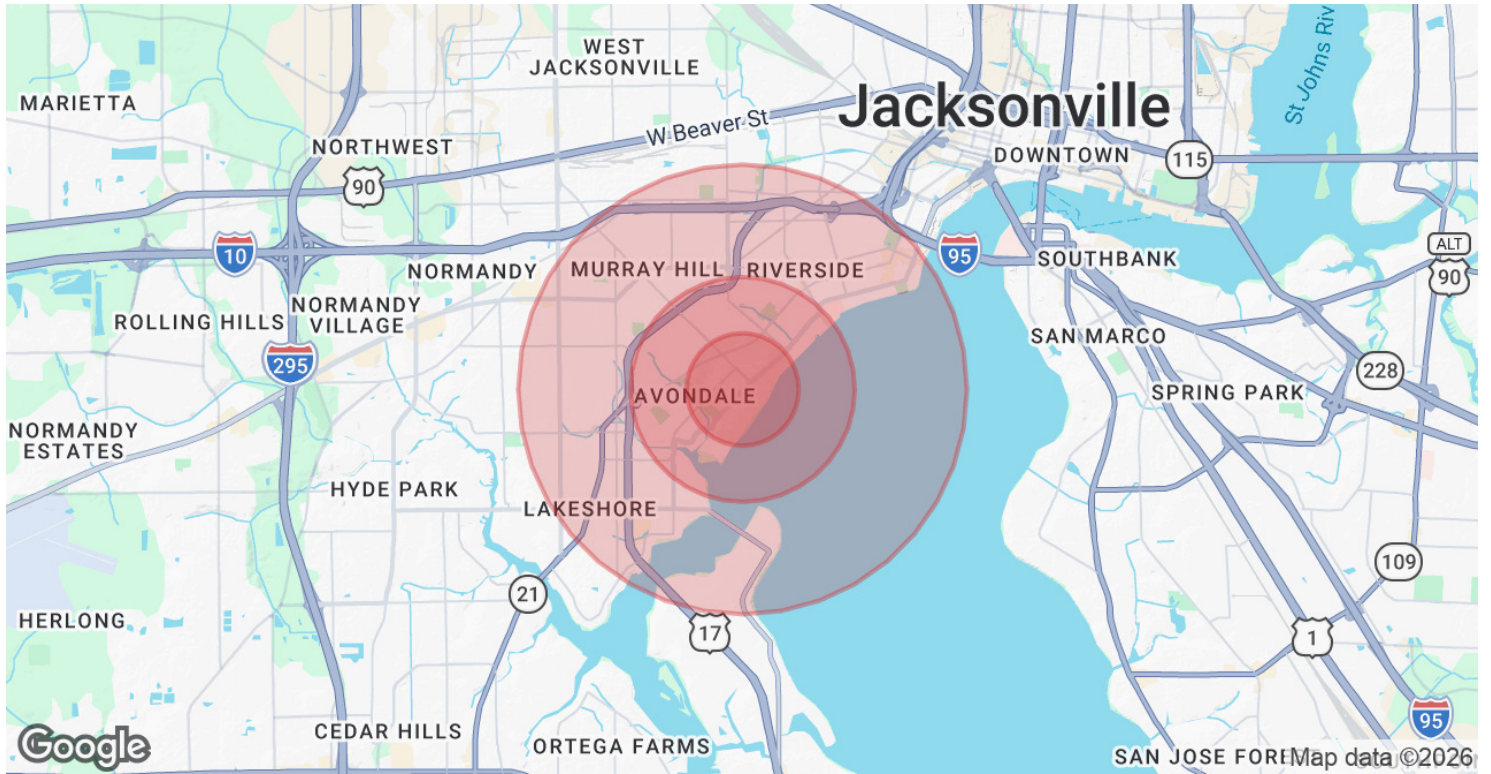
#### Austin Kay

First Vice President, Director of Retail Brokerage  
O: 904 493 4495 | C: 904 386 4881  
ak@naihallmark.com

For Lease  
1,825 SF | \$32 SF/yr  
Former Salon Space







Population	0.5 Miles	1 Mile	2 Miles
Total Population	1,758	8,783	35,816
Average Age	45.1	41.8	41.2
Average Age (Male)	45.1	42.3	40.0
Average Age (Female)	45.8	42.5	43.2
Households & Income	0.5 Miles	1 Mile	2 Miles
Total Households	957	4,328	17,801
# of Persons per HH	1.8	2.0	2.0
Average HH Income	\$139,785	\$134,528	\$99,636
Average House Value	\$563,566	\$467,066	\$349,833

2023 American Community Survey (ACS)