

FOR LEASE | FOR SALE

DUVAL STATION

14043 N Main Street, Jacksonville, FL 32218



±9 ACRE MIXED-USE DEVELOPMENT

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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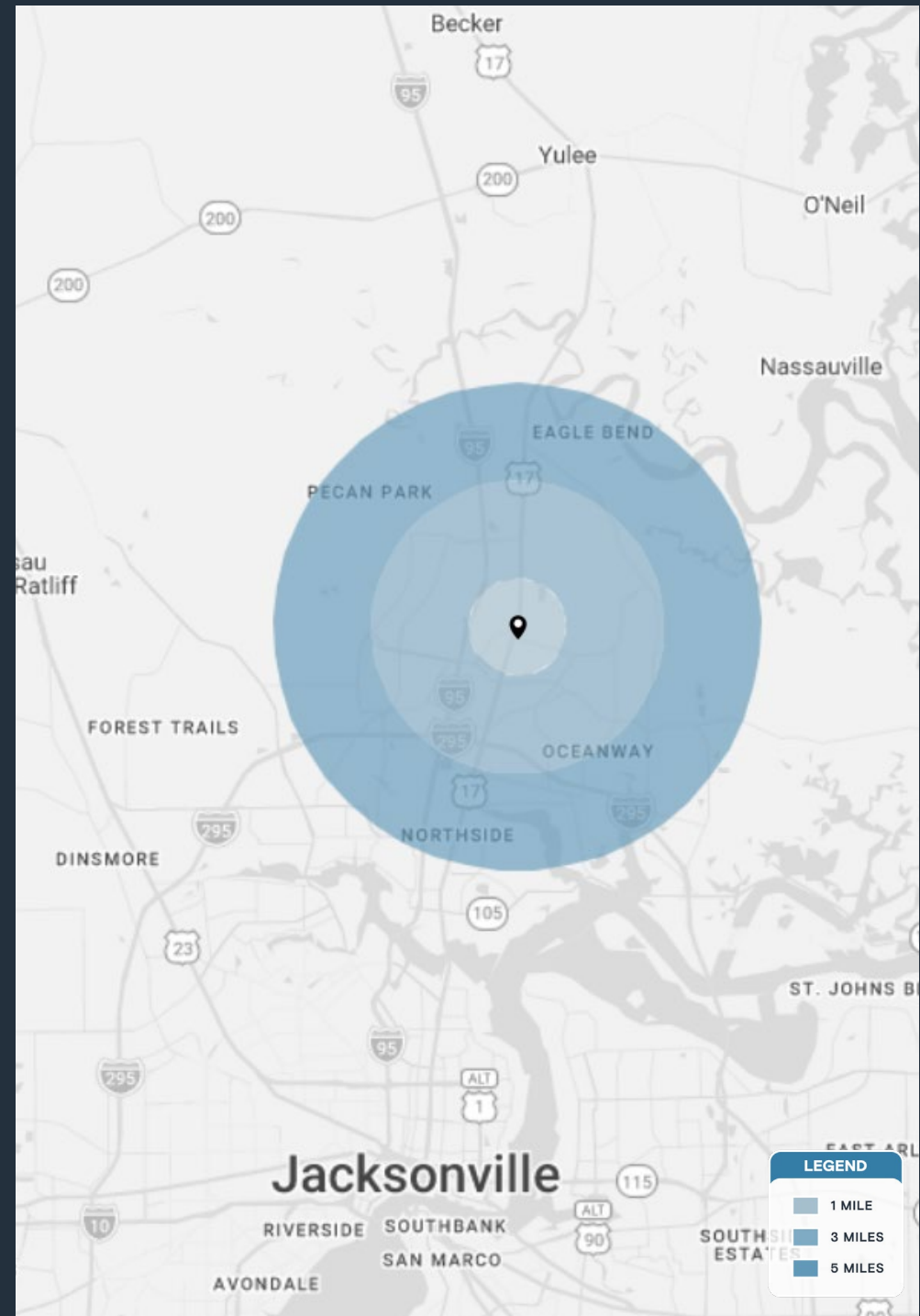
Property Overview

HIGHLIGHTS

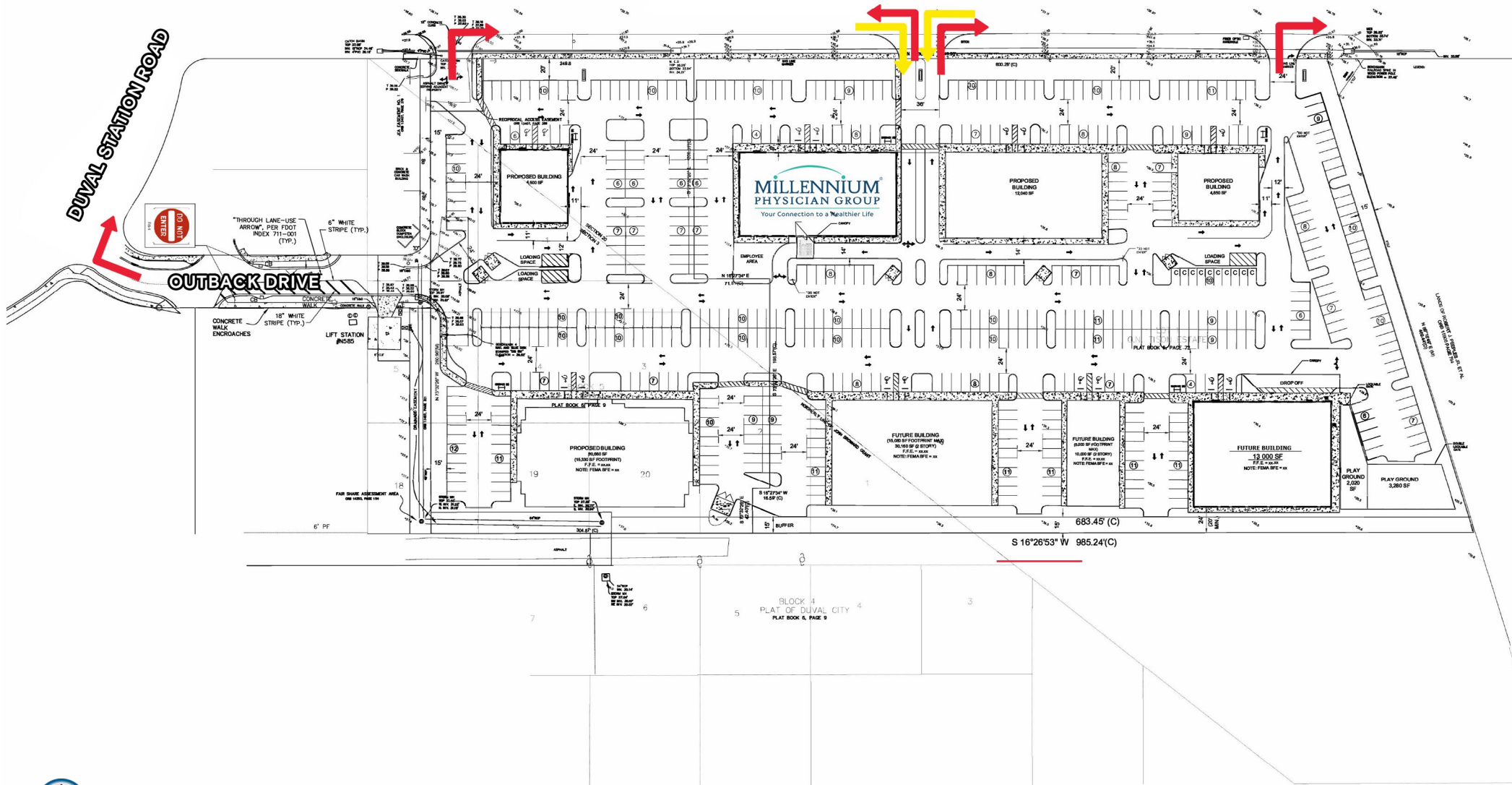
- 9-acre mixed-use development with build to suit, pad purchase, and ground lease opportunities for retail, medical, and office users
- Strategically located less than one mile from UF Health North and adjacent to a growing healthcare corridor anchored by primary care, specialty medical, and veterans' healthcare providers.
- Positioned between I-95 and I-295 with convenient access to Jacksonville International Airport, River City Marketplace, and Jacksonville's expanding Northside employment base.
- Serving a rapidly growing residential trade area projected to exceed 91,000 households within 10 miles by 2029

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,664	28,678	67,068
HOUSEHOLDS	2,156	10,811	24,859
EMPLOYEES	4,584	22,952	53,787
AVERAGE HH INCOME	\$110,117	\$104,360	\$106,351
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	11,302	38,201	83,807
HOUSEHOLDS	4,359	14,546	31,553
EMPLOYEES	9,092	30,708	67,036
AVERAGE HH INCOME	\$102,729	\$102,084	\$95,471



MAIN STREET - 12,900 AADT







Contact Brokers

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