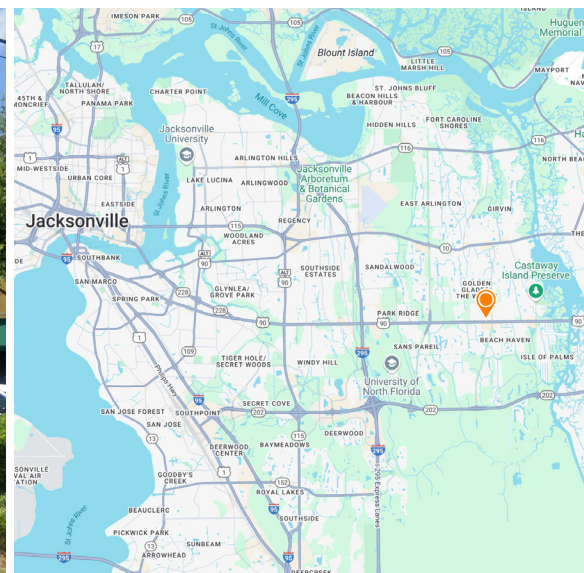


HODGES STATION

13529 Beach Blvd, Jacksonville, FL 32246

FOR LEASE



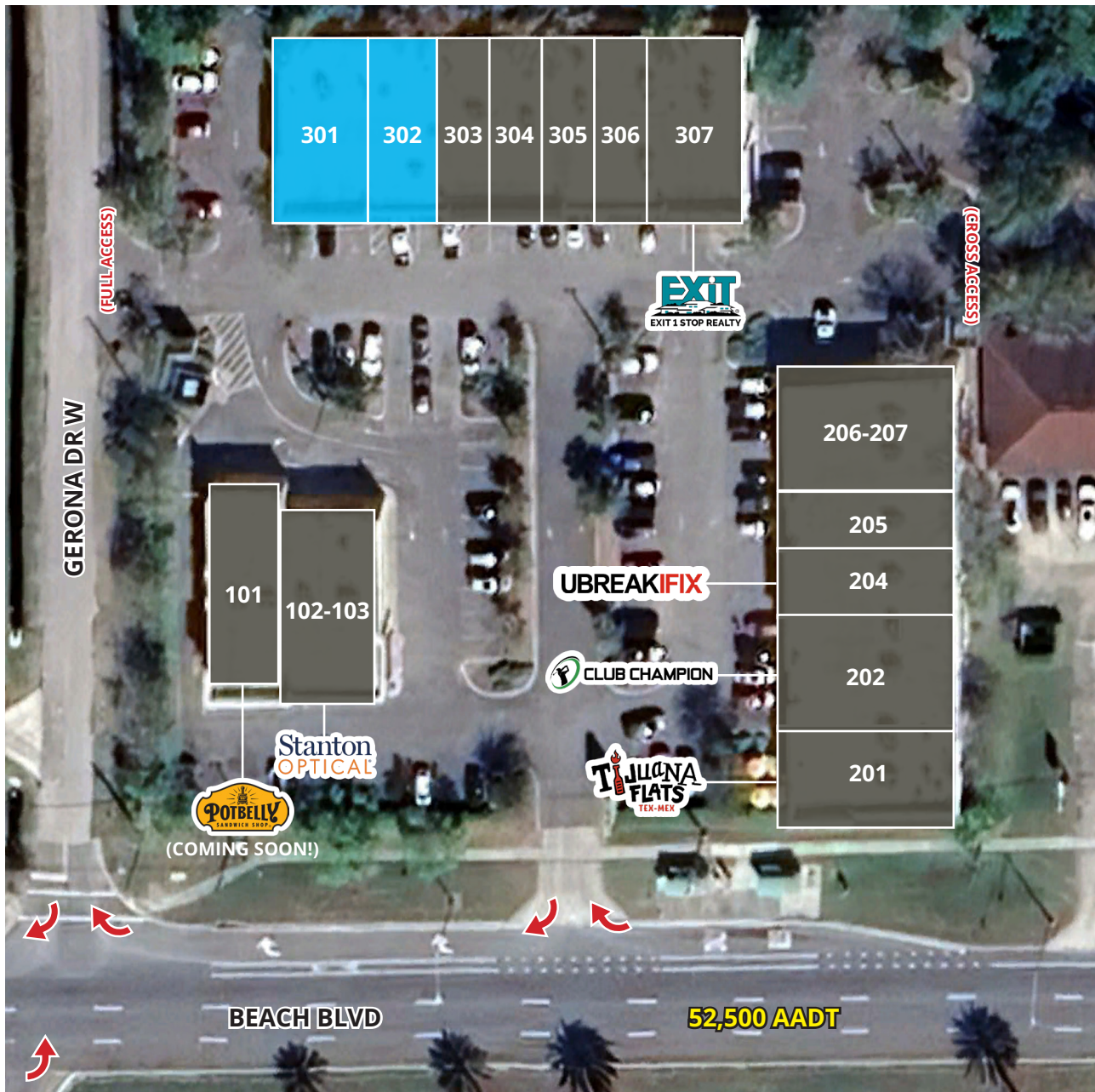
PROPERTY OVERVIEW

- » **SPACE AVAILABLE: 1,380 SF & 1,800 SF**
- » Direct frontage on Beach blvd with traffic counts of 52,500 AADT
- » Strong daytime population of 116,582 within a five-mile radius
- » Nearby national retailers include:



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,130	75,749	175,685
Households	6,932	31,165	73,287
Daytime Pop.	11,787	39,865	116,582
Ave. HH Income	\$142,035	\$136,239	\$137,536



BUILDING A

SUITE	OCCUPANT	SF
301 A	AVAILABLE (11/2026)	1,800
302 A	AVAILABLE	1,380
303 A	NAIL SPA 2	1,200
304 A	ANCIENT MASSAGE SPA	1,200
305 A	FITLIFE COACHING	1,200
306 A	FOUR SEASON TANNING	1,200
307 A	EXIT 1 STOP REALTY	1,680

BUILDING B

SUITE	OCCUPANT	SF
201 B	TIJUANA FLATS	2,400
202 B	CLUB CHAMPION	2,380
204 B	UBREAKIFIX	980
205 B	9 ZERO POUR	1,380
206 B - 207 B	BRAZILIAN TOP	2,385

BUILDING C

SUITE	OCCUPANT	SF
101 C	POTBELLY (COMING SOON)	1,700
102 C- 103 C	STANTON OPTICAL	2,372

