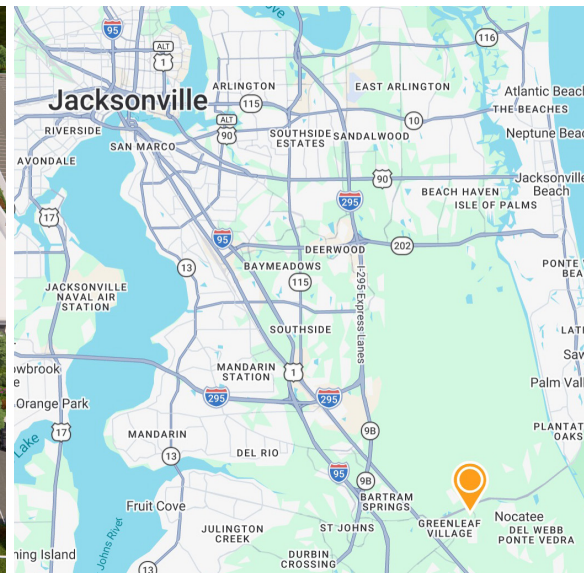


THE HUB AT NOCATEE

75 Irondale Road, Nocatee, FL 32081

FOR LEASE



PROPERTY OVERVIEW

- The Hub at Nocatee, located in Duval County, Florida, is a lively urban retail center totaling approximately 64,152 square feet
- It will serve as the main entrance to the Nocatee master-planned community
- The surrounding area includes more than 2,000 single-family homes and over 2,000 multifamily residences within close proximity
- It will become a go-to destination for families seeking a mix of entertainment, dining, and everyday conveniences
- The Hub at Nocatee will offer a balanced experience that combines suburban ease with the energy and accessibility of an urban environment

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,571	33,892	65,866
Households	2,728	12,647	24,289
Daytime Pop.	5,605	29,119	61,079
Ave. HH Income	\$188,623	\$200,142	\$187,241

THE HUB AT NOCATEE | 75 Irondale Road, Nocatee, FL 32081

SITE PLAN

BUILDING 1 | 13,534 SF

UNIT	OCCUPANT
1-2	PET - SIGNED LOI
9-10	SERVICE - SIGNED LOI

Availability | 1,378 SF - 7,334 SF

BUILDING 2 | 10,958 SF

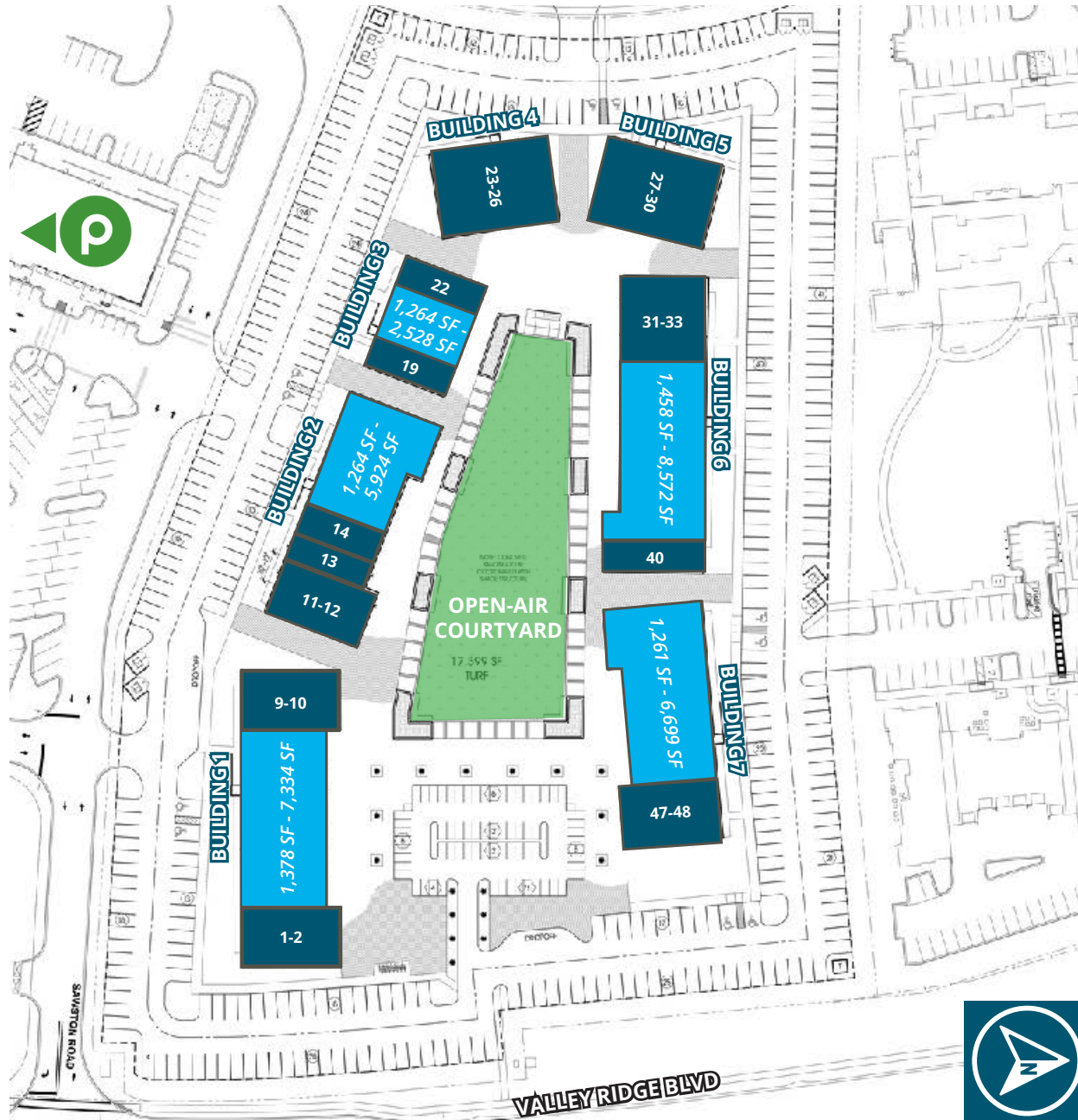
UNIT	OCCUPANT
11-12	F&B SPECIAL - LOI OUT
13	SERVICE - LOI OUT
14	F&B SPECIAL - LOI OUT

Availability | 1,264 SF - 5,924 SF

BUILDING 3 | 5,056 SF

UNIT	OCCUPANT
19	F&B SPECIAL - NEGOTIATING LOI
20	AVAILABLE
21	AVAILABLE
22	RESTAURANT - NEGOTIATING LOI

Availability | 1,264 SF - 2,528 SF



BUILDING 4 | 5,064 SF

UNIT	OCCUPANT
23-26	RESTAURANT - SIGNED LOI

BUILDING 5 | 5,064 SF

UNIT	OCCUPANT
27-30	RESTAURANT - NEGOTIATING LOI

BUILDING 6 | 13,530 SF

UNIT	OCCUPANT
31-33	ENTERTAINMENT - NEGOTIATING LOI
40	F&B SPECIAL - NEGOTIATING LOI

Availability | 1,458 SF - 8,572 SF

BUILDING 7 | 10,947 SF

UNIT	OCCUPANT
47-48	RESTAURANT - SIGNED

Availability | 1,261 SF - 6,699 SF

Gross Rentable Area - 64,152 SF





