

# Shoppes at Beach & San Pablo

Smith  
& Young  
Co.

14185 Beach Boulevard, Suite 13, Jacksonville, Florida 32250

## 1,080 SF RETAIL/OFFICE AVAILABLE



### UNIT INFORMATION

- AVAILABLE NOW
- 18' wide x 60' deep
- 1 ADA/handicapped-accessible restroom
- 1x 150 amp electrical service
- 4 tons of HVAC (1x 4-ton unit)
- Drop ceiling 9.5' AFF
- Pylon sign panel (3' x 6')

### PROPERTY INFORMATION

- Total 22,020 SF
- Conveniently located on Beach Boulevard between San Pablo Rd & Hodges Blvd, just west of The Intracoastal & beaches
- Easy eastbound & westbound access from Beach Boulevard
- Excellent visibility & access

### AREA INFORMATION

- 55,000 vehicles per day on Beach Boulevard
- Average Household Income \$122,000 & population 83,000 (3 miles)
- 33,500 Households (3 miles)
- Mayo Clinic 1.5 miles south
- Jax Beach 3 miles east

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