

KERNAN PLAZA
3503 Kernan Boulevard South
Jacksonville, Florida 32224

FOR SALE: 10,400 SF
Value Add Shopping Center in
Prime Southside Submarket

[CLICK HERE FOR FULL OFFERING MEMORANDUM](#)



NAI Hallmark
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



DANIEL BURKHARDT
Partner, Investment Sales
+1 904.404.4455
db@naihallmark.com



AUSTIN KAY
First Vice President
+1 904.493.4495
ak@naihallmark.com



ALEX CALIEL
Investment Analyst
+1 904.404.4451
afc@naihallmark.com

200 Riverside Avenue, Suite 5
Jacksonville, Florida 32202
+1 904 363 9002
naihallmark.com

EXECUTIVE SUMMARY



KERNAN PLAZA, JACKSONVILLE, FL

NAI Hallmark, as exclusive advisor, is privileged to present the opportunity to acquire Kernan Plaza, located at 3503 Kernan Blvd South, Jacksonville, Florida 32224 (the “Property”). The Property consists of a single-story, multi-tenant retail shopping center for a total of 10,400 square feet situated on 1.03 acres of land. The Property, shadow anchored by Publix, offers direct access to Kernan Boulevard and immediate proximity to Beach Boulevard, one of the primary east-west thoroughfares in the Jacksonville MSA with 52,000 AADT. The Property offers an incredibly rare opportunity to invest in a cash flowing retail asset with value add upside in one of Jacksonville’s most coveted areas.

OFFERING SUMMARY

Address	3503 Kernan Boulevard South Jacksonville, Florida 32224
Asking Price	Call for Pricing
Number of Buildings	One (1)
Number of Floors	One (1)
Tax Real Estate Number	167065-0820
Year Built	2002
Rentable Square Footage	10,400 SF
Land Size	1.03 acres
Zoning	PUD
Parking	38 striped parking spaces, plus additional unpaved overflow parking in the rear
Current Occupancy	63%

INVESTMENT HIGHLIGHTS

AFFLUENT DEMOGRAPHICS & GROCERY-ANCHORED RETAIL SYNERGY

The Property is located within an affluent and dense trade area, and benefits from strong retail synergy as a Publix shadow-anchored center with proximity to Sprouts-anchored Tamaya Market, driving consistent traffic and cross-shopping.

STABLE CASH FLOW WITH VALUE-ADD UPSIDE (OR USER BUYER OPPORTUNITY)

The Property offers in-place cash flow with a diversified tenant mix and 63% occupancy, providing immediate income with significant upside potential through leasing vacancy and marking below-market rents to current market levels, while also offering flexibility for a potential owner-user to occupy space and offset costs.

PRIME INFILL LOCATION WITH STRONG DEMAND DRIVERS

The Property is strategically located along Kernan Boulevard with immediate proximity to Beach Boulevard (52,000 AADT) and is less than two miles from the St. Johns Town Center, while also benefiting from nearby institutions including the University of North Florida and Florida State College at Jacksonville, which collectively provide a consistent and growing consumer base.

STRONG SUBMARKET FUNDAMENTALS

The Southside retail submarket continues to experience strong rent growth and low vacancy, supported by dense surrounding demographics of over 185,000 residents with average household incomes exceeding \$108,000 within a five-mile radius, positioning the Property to benefit from continued tenant demand and rental rate increases.

LOCATED IN A HIGH-GROWTH FLORIDA MSA WITH FAVORABLE ECONOMICS

Jacksonville continues to rank among the fastest-growing metros in the country, supported by strong population and employment growth, a business-friendly environment with no state income tax, and recognition as the #2 hottest job market in the U.S. by the Wall Street Journal in 2024.

KERNAN PLAZA, JACKSONVILLE, FL



CLICK HERE FOR FULL OFFERING MEMORANDUM



KERNAN SQUARE
Publix
UPS
UF Health
SUBWAY
State Farm
Great Clips
JACKSONVILLE COFFEE CO.
WHIT'S FROZEN CUSTARD
Made Fresh Daily

AVANTI
(240 condos)

ATLANTIC SELF STORAGE

KERNAN OAKS
(268 units)

KERNAN PLAZA

Banfield PET HOSPITAL
Jacksonville, FL
Wok House
Jacksonville, FL
Matrix Nails

KUNG FU TEA

FIFTH THIRD BANK

FIRST COAST WOMEN'S SERVICES

BEACH BLVD - 52,000 A.A.D.T.

KERNAN BLVD 31,000 A.A.D.T.



DANIEL BURKHARDT
Partner, Investment Sales
+1 904.404.4455
db@naihallmark.com



AUSTIN KAY
First Vice President
+1 904.493.4495
ak@naihallmark.com



ALEX CALIEL
Investment Analyst
+1 904.404.4451
afc@naihallmark.com