



# Hodges Plaza

**~1,920 SF Available**

 13799 Beach Blvd, Jacksonville, FL 32224



**ASHCO CENTERS**

CLASS A COMMERCIAL REAL ESTATE.

904-242-9000 | [ASHCOCENTERS.COM](http://ASHCOCENTERS.COM)



# Property Overview

**Availability:** ~1,920 SF

**Access:** 2 Points of Ingress & Egress

**Signalization:** Signalized intersection at Beach Blvd & Discovery Way

**Parking:** ±180 non-exclusive parking spaces

**Visibility:** Strong visibility from Beach Boulevard





# Tenant Layout

| Suite | Tenant                      | Approx. SF |
|-------|-----------------------------|------------|
| 00.   | Outparcel                   | 5,046      |
| 1.    | Cafe 55 - Boba Tea          | 1,600      |
| 2.    | Curaleaf                    | 1,300      |
| 3.    | Available                   | 1,920      |
| 4.    | Z&G Luxury Hair Studio      | 1,614      |
| 5.    | Timeout Sports Grill        | 4,800      |
| 8.    | Four Seasons                | 1,280      |
| 8A.   | Beauty Spa                  | 1,300      |
| 8B.   | Muscle Burger               | 1,600      |
| 8C.   | OMG Nails & Spa             | 2,600      |
| 9.    | Daruma Japanese Steak house | 7,120      |
| 100.  | La Nopalera                 | 4,000      |
| 101.  | New Leaf                    | 2,292      |





# About the Area

Located in the heart of Jacksonville's Southside, Hodges Plaza sits at the busy crossroads of Hodges Boulevard and Beach Boulevard. This bustling shopping and business complex plays a vital role in connecting the surrounding residential communities with a wide array of commercial offerings, drawing visitors from across Jacksonville.



## Demographics

Sourced From CoStar

| 13799 Beach Blvd | 2 Miles   | 5 Miles   | 10 Miles |
|------------------|-----------|-----------|----------|
| Population       | 38,636    | 165,933   | 430,628  |
| Median Age       | 38.8      | 38.5      | 38       |
| Households       | 16,236    | 68,659    | 175,816  |
| Avg HH Income    | \$114,824 | \$111,346 | \$96,867 |

| Collection Street | Cross Street | Traffic Volume |
|-------------------|--------------|----------------|
| Hodges Blvd       | Beach Blvd   | 53,723         |

## Complementary Anchors & Neighbors

DARUMA  
JAPANESE STEAK HOUSE

Panera  
BREAD™

BAPTIST  
HEALTH

UFHealth  
UNIVERSITY OF FLORIDA HEALTH

CHASE

TARGET

Walmart

MILLER'S  
ALE-HOUSE

BANK OF AMERICA

WELLS  
FARGO

LA NOPALERA  
Authentic Mexican Restaurant

UNF

## ABOUT JACKSONVILLE

# A Thriving Market in Florida's Largest City



### #1 MOST POPULOUS CITY IN FLORIDA

Jacksonville is one of the fastest-growing cities in the Southeast with part of a metro area of **1.7M+** and over **985,000** residents (U.S. Census Bureau, 2023).



### TOP 10 U.S. CITY FOR GROWTH

Jacksonville ranks in the top 10 for **net migration** and **job growth** among major metros (Forbes, 2024).



### BUSINESS-FRIENDLY CLIMATE

No state income tax or corporate franchise tax on capital stock. Florida consistently ranks among the **top states for business** (Chief Executive Magazine, 2024).



### YOUNG & EDUCATED WORKFORCE

Median age of **38** and access to a **regional labor force of over 850,000** across Northeast Florida.



### STRONG HEALTHCARE & LOGISTICS INFRASTRUCTURE

Home to Mayo Clinic, Baptist Health, UF Health, and a top 3 port in Florida – making it ideal for **medical, distribution, and consumer-facing brands**.



Jacksonville is Florida's largest city by population and land area and serves as a dynamic gateway market with a diverse, growing customer base and dynamic quality of life.



### YEAR-ROUND QUALITY OF LIFE

Over **220 days of sunshine** per year, **22 miles of beaches**, a growing downtown, and access to **historic districts, family-friendly suburbs**, and **outdoor recreation**.



### MAJOR LEAGUE CITY

An NFL market anchored by the **Jacksonville Jaguars**, delivering national exposure and destination events.

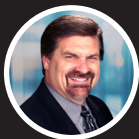
### TOP EMPLOYERS IN THE JAX REGION





# About Ashco

Ashco Centers is a Jacksonville-based commercial real estate firm with more than six decades of experience developing and managing Class A retail properties. Our fully integrated team handles leasing, design, development, construction, and property management, creating high-visibility spaces and lasting partnerships that support tenant success.



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**ASHCO CENTERS**

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