

HODGES PLAZA

13799 BEACH BLVD



ASHCO CENTERS

±1,300 SF AVAILABLE | UNIT 8A

📍 13799 Beach Blvd, Jacksonville, FL 32224



COMPLIMENTARY ANCHORS & NEIGHBORS



📞 904.242.9000

✉️ INFO@ASHCO-INC.COM

🌐 ASHCOCENTERS.COM

DISCLAIMER: Information and or imagery included is not warranted to be current or correct. Readers should independently verify the information included and conduct an appropriate level of due diligence prior to entering into any transaction or agreement. This is for illustration purposes only and final product is subject to change.

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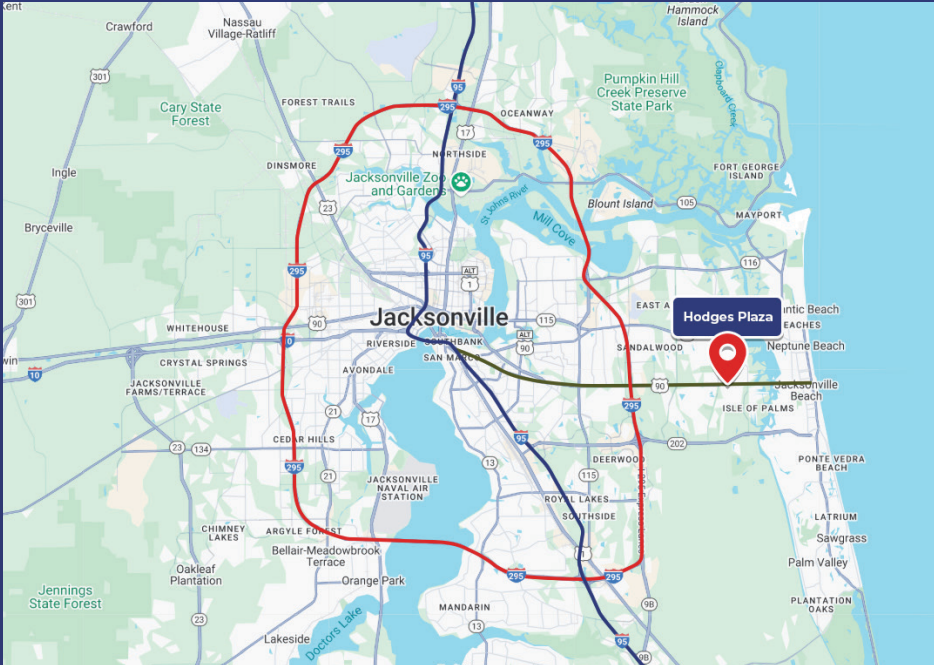
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DEMOGRAPHICS

2024 Estimated Demographics in a 5-Mile Radius

Sourced from CoStar

	ADDRESS	POPULATION	MEDIAN AGE	AVG HH INCOME	TRAFFIC VOLUME
1.	13799 Beach Blvd, Jacksonville, FL 32224	169,923	38	\$108,628	49,964



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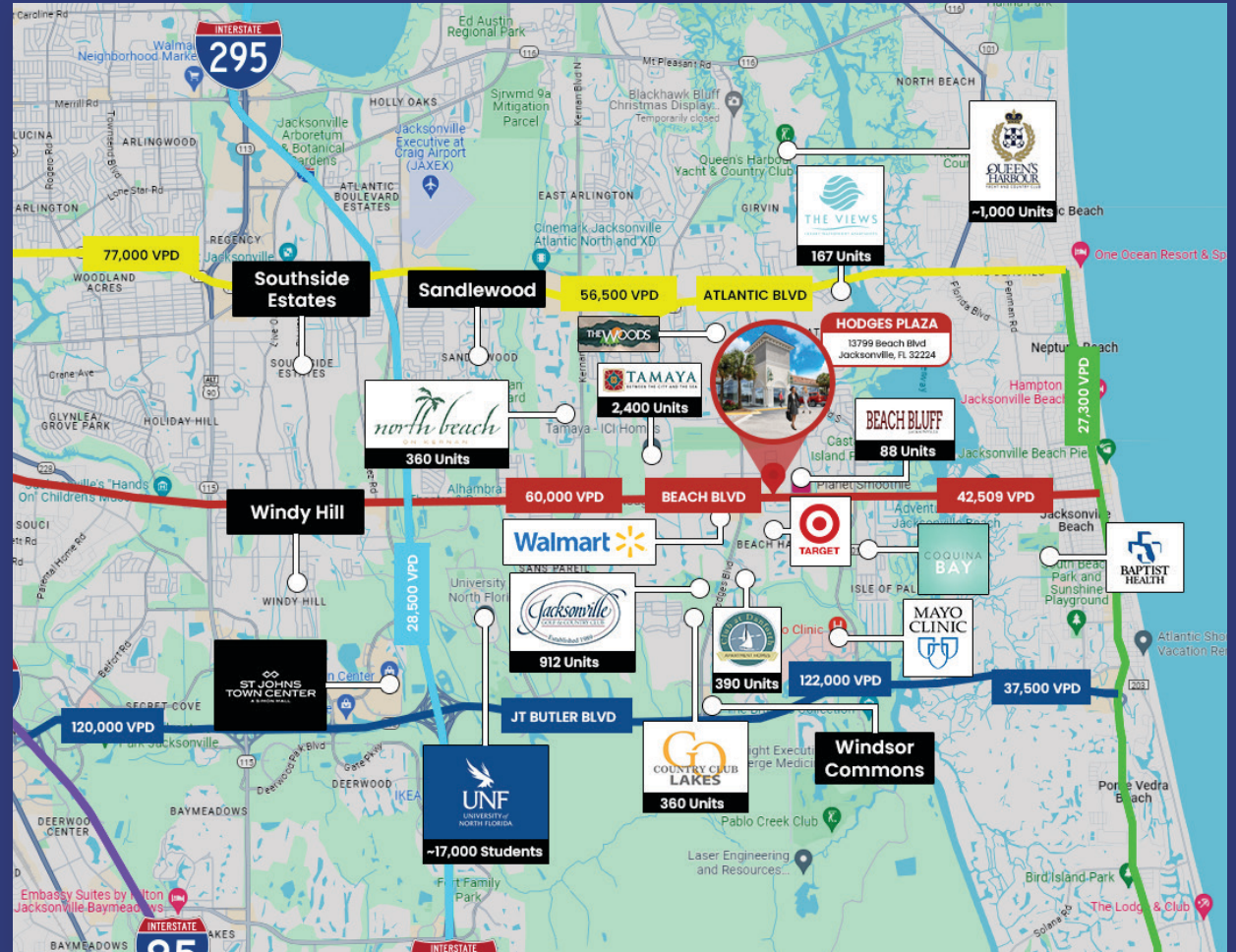
ASHCO CENTERS

NEIGHBORHOOD

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.

UNPARALLELED VISIBILITY

- >> Ample parking ±180 non-exclusive parking spaces
- >> Strong visibility from Hodges Boulevard
- >> Zoned: CCG-1



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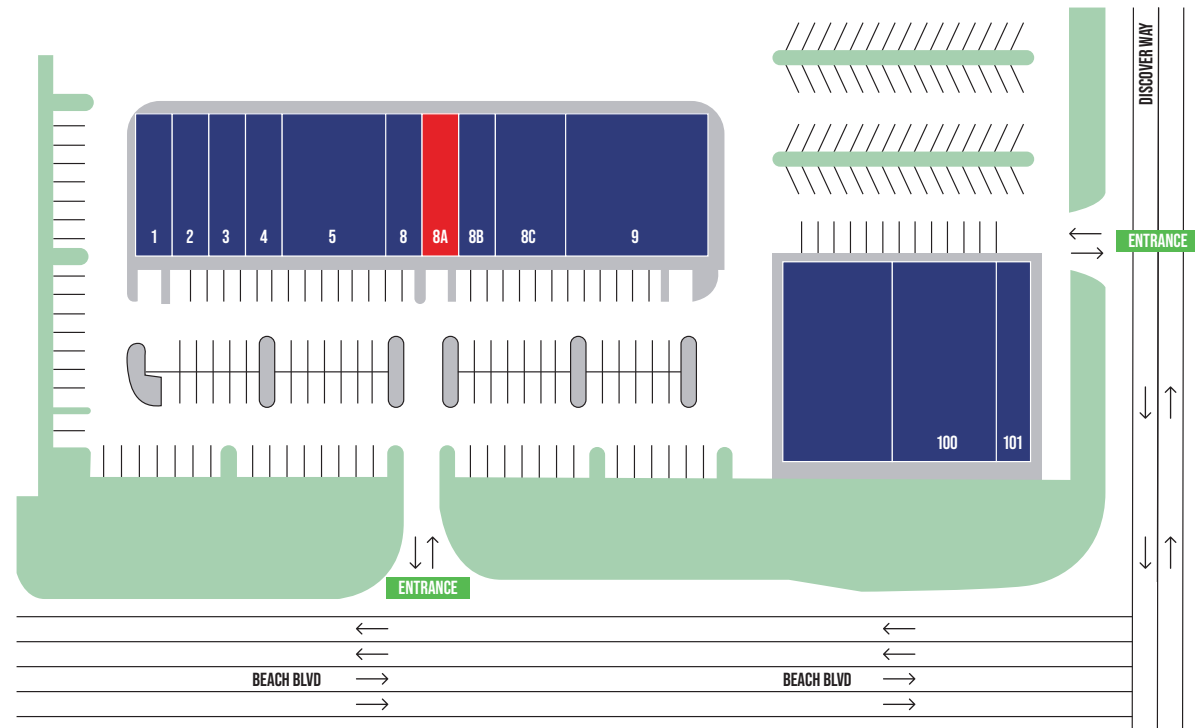
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TENANT LAYOUT

	Tenant	Approx. SF
1.	McFlamingo	1,600
2.	Curaleaf	1,300
3.	Oceana Diner	1,218
4.	Hair Salon	1,614
5.	Timeout Sports Grill	4,800
8.	Four Seasons Massage	1,280
8A.	Available for lease	1,300
8B.	Pizza Hut / Wing Street	1,600
8C.	OMG Nails & Spa	2,600
9.	Daruma Japanese Steak house	7,120
09.	Wells Fargo ATM	20
100.	La Nopalera	4,000
101.	New Leaf	2,292





ABOUT JACKSONVILLE



#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.

Jacksonville is Florida's largest city by population and land area — a booming gateway market offering 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**.



25-MINUTE AVERAGE COMMUTE TIME

Among the shortest in major U.S. cities, helping employers access more workers across the metro.



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**.

TOP EMPLOYERS IN THE JAX REGION



ABOUT ASHCO

Ashco Centers is a vertically integrated commercial real estate firm based in Jacksonville, Florida, specializing in Class A retail. We offer full-service commercial real estate services entirely in-house—including leasing, site selection, design, development, construction, and property management. Our curated portfolio of high-traffic properties supports national retailers, restaurants, boutique brands, medical offices, and local businesses. With landmark locations such as the St. Johns Town Center, River City Marketplace, Jacksonville Beach, and beyond, we create spaces designed to maximize visibility, drive engagement, and foster long-term success for the communities we serve.

We have served the Jacksonville, Florida, community for over six decades, building a reputation for excellence. Our commitment to the success of our tenants is evidenced by our responsiveness, accessibility, and the personal relationships we build with our tenants.



Ashco board supports the following organizations

