

Available
For
Lease

HODGES STATION

JOIN



AND



**BEACH & HODGES BLVD
JACKSONVILLE, FL**



SITE DATA / PROPERTY HIGHLIGHTS:

- Retail Dense Corridor with Super Target, Walmart, & Bealls
- Densely Populated Trade Area
- Up to 3,580 SF contiguous space
- Only 4 Spaces left
- Over 42,000 VPD on Beach Blvd



DEMOGRAPHICS 2011	1 MILE	3 MILES	5 MILES
POPULATION	8,370	64,697	156,337
AVG HH INCOME	\$73,410	\$76,823	\$76,451
DAYTIME POPULATION	3,284	21,758	63,214

FOR MORE INFORMATION
PLEASE CONTACT:

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MURPHY

LAND AND RETAIL SERVICES, INC.

COMMERCIAL REAL ESTATE

11555 Central Parkway
Suite 1102
Jacksonville, FL 32224

FOR LEASE

13529 BEACH BOULEVARD, JACKSONVILLE, FL 32224



HODGES STATION SUITE NUMBERS

BUILDING A

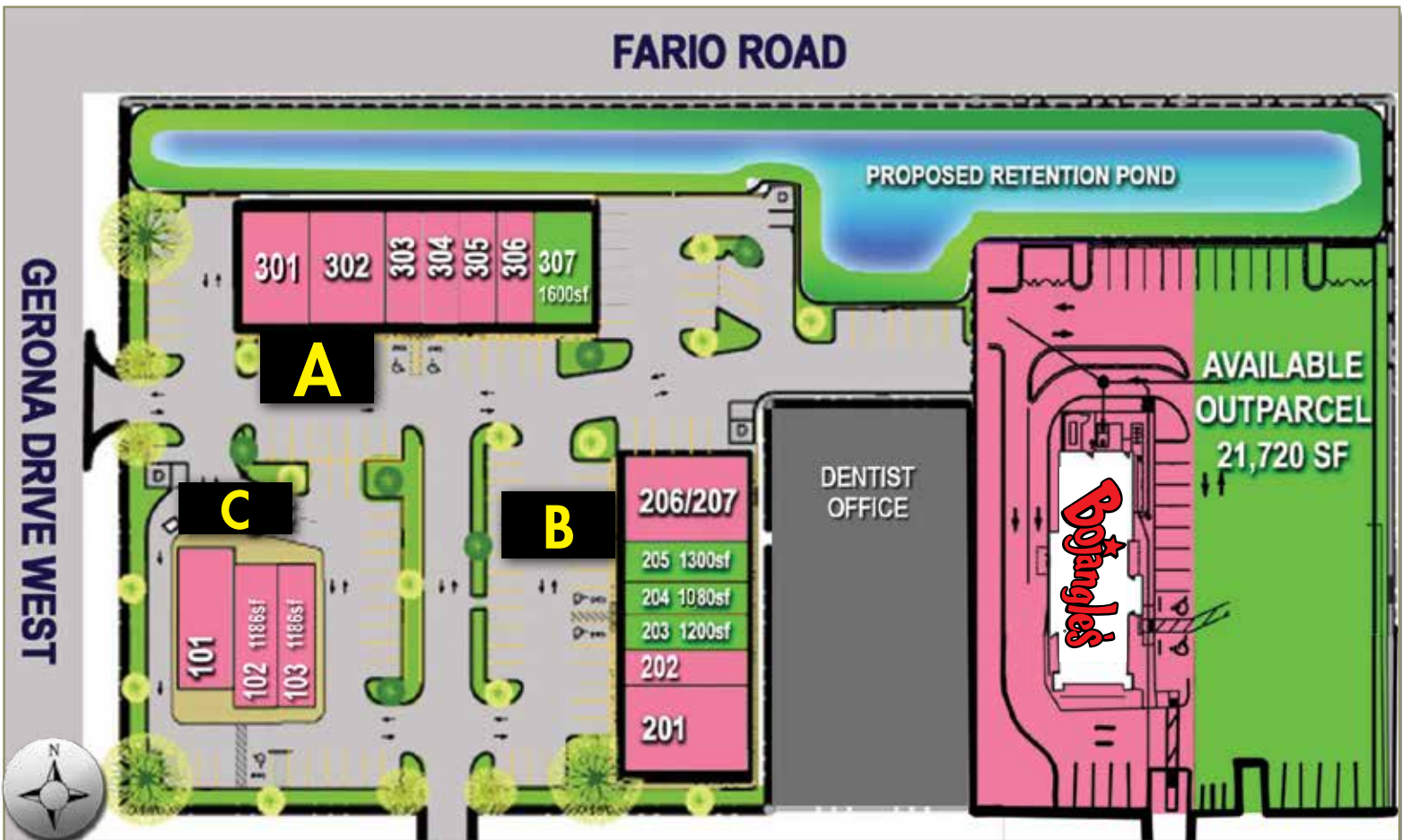
- SUITE 301- 1800 SF - QUEST DIAGNOSTICS
- SUITE 302- 1380 SF - MARTINIZING DRY CLEANERS
- SUITE 303- 1200 SF - FOUR SEASONS TANNING
- SUITE 304- 1200 SF - BEAUTY NAIL SALON
- SUITE 305- 1200 SF - SALON/SPA
- SUITE 306- 1200 SF - JENNY CRAIG
- SUITE 307- 1600 SF - VACANT

BUILDING B

- SUITE 201- 2400 SF - TIJUANA FLATS
- SUITE 202- 1180 SF - NATIONWIDE
- SUITE 203- 1200 SF - VACANT
- SUITE 204- 1080 SF - VACANT
- SUITE 205- 1300 SF - VACANT
- SUITE 206/207- 2385 SF - KOREAN AMERICAN TAE KWON DO

BUILDING C

- SUITE 101- 1755 SF - RITA'S ICE
- SUITE 102/103- 2372 SF - STANTON OPTICAL



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