

Shoppes at Beach & San Pablo

Smith
& Young
Co.

14180 Beach Boulevard, Suites 1-5, Jacksonville, Florida 32250

5,737 SF RETAIL/OFFICE UNITS AVAILABLE



UNIT INFORMATION

- AVAILABLE SUMMER 2026
- 85' wide x 67.5' deep
- 2 ADA/handicapped-accessible restrooms
- 2x 200 amp electrical service
- 21 tons of HVAC (4x 4-ton units, 1x 5-ton)
- Open ceiling 17' AFF
- Top pylon sign panel (6' x 12')

PROPERTY INFORMATION

- Total 13,770 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

904.269.1377



Barney Smith

Cell: 904.673.6355

barney@smithyoungco.com

smithyoungco.com

3517 U.S. Highway 17, Suite B
Fleming Island, Florida 32003

Office: 904.269.1377

Gary Johnson

Cell: 904.463.3007

gary@smithyoungco.com

Website:

