

SAN MARCO

TRAIN STATION

**APPROX. 90+
PARKING SPACES**
PRIME RETAIL LOCATION



CONTACT LEASING

904.242.9000

LEASING@ASHCOINC.NET
#ASHCOINC

UNPARALLELED VISIBILITY

≈4,000 SQ FT



PLENTY OF OUTDOOR SEATING!

CLASS "A" OUTPARCEL IN SAN MARCO W/ COMPLIMENTARY ANCHORS & NEIGHBORS



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.

1440 HENDRICKS AVENUE JACKSONVILLE, FL
ZONED: PUD



HISTORIC SAN MARCO

2019 ESTIMATED DEMOGRAPHICS (WITHIN 5 MILE RADIUS)

POPULATION	329,118
AVERAGE AGE	38
AVERAGE HOUSEHOLD INCOME	\$124,556
VEHICLES PER DAY	48,000

MEDIAN INCOME FOR ADJACENT ZIPCODES

DOWNTOWN JACKSONVILLE : \$40,784
POPULATION : 33,306
 TOWN CENTER : \$46,731
POPULATION : 34,876
 WEST SIDE : \$39,095
POPULATION : 59,080
 DUNN AVENUE : \$40,691
POPULATION : 57,772



≈90+ PARKING SPACES

1440 HENDRICKS AVENUE JACKSONVILLE, FL
ZONED: PUD



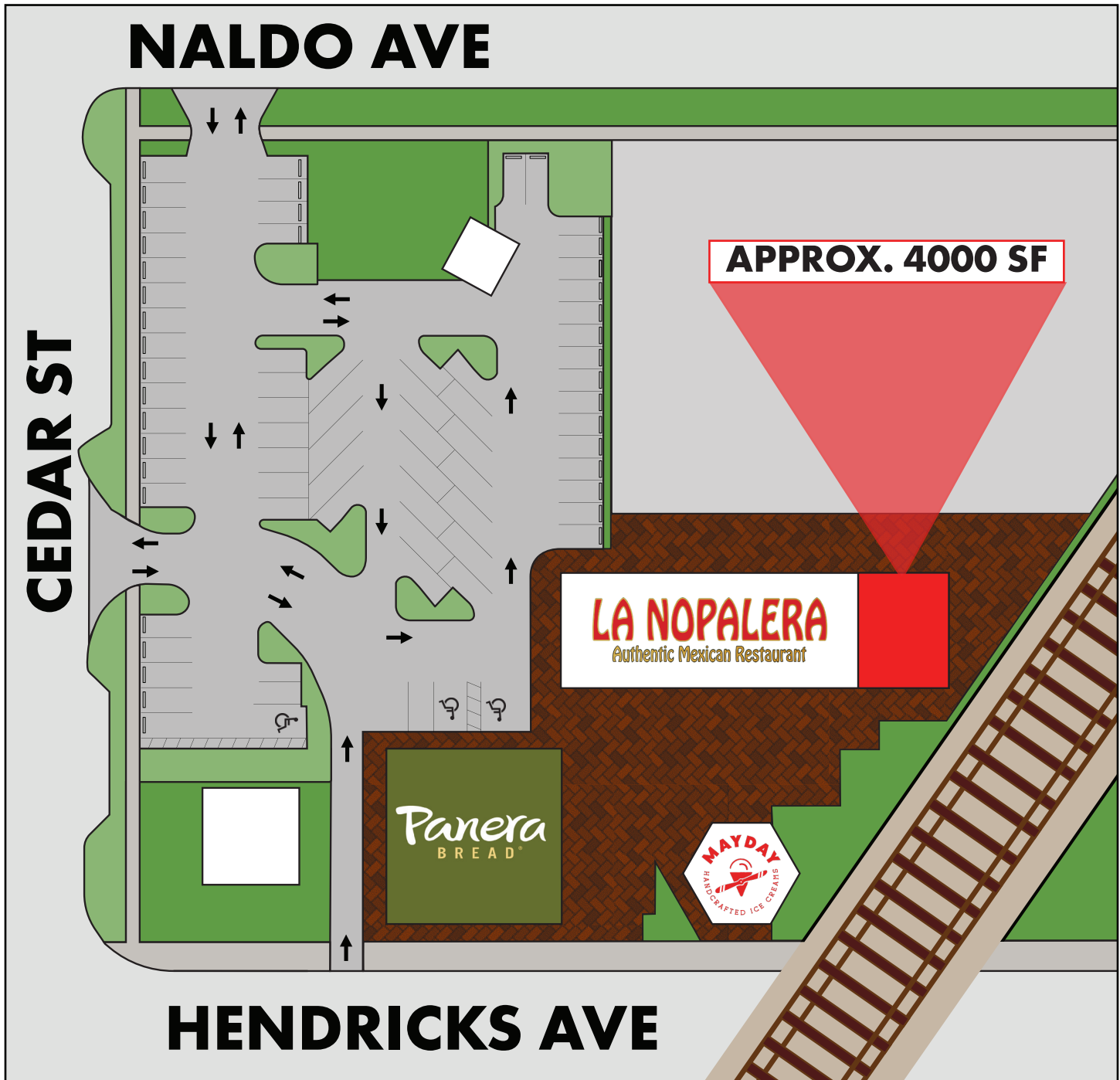
ACCESSIBILITY: VPD HENDRICKS 16.1K / VIA I-95 163K



Join Panera Bread, La Nopalera, and Mayday Ice Cream in one of the top-income communities of Jacksonville, with an average income of \$124,000. Historic San Marco is just minutes away from Downtown Jacksonville. With Incredible dining, upscale clothing boutiques, vibrant nightlife, charming historic homes, sensational art galleries, and the San Marco Movie Theatre.

1	Panera Bread	approx. 4000
2	La Nopalera	approx. 8500
3	Space for Lease	approx. 4000
4	Mayday Ice Cream	approx. 1200

Medical | Retail | Restaurant | Office Space Available



We don't just build **Shopping Centers**, We build **Communities**.

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.

1440 HENDRICKS AVENUE JACKSONVILLE, FL
ZONED: PUD