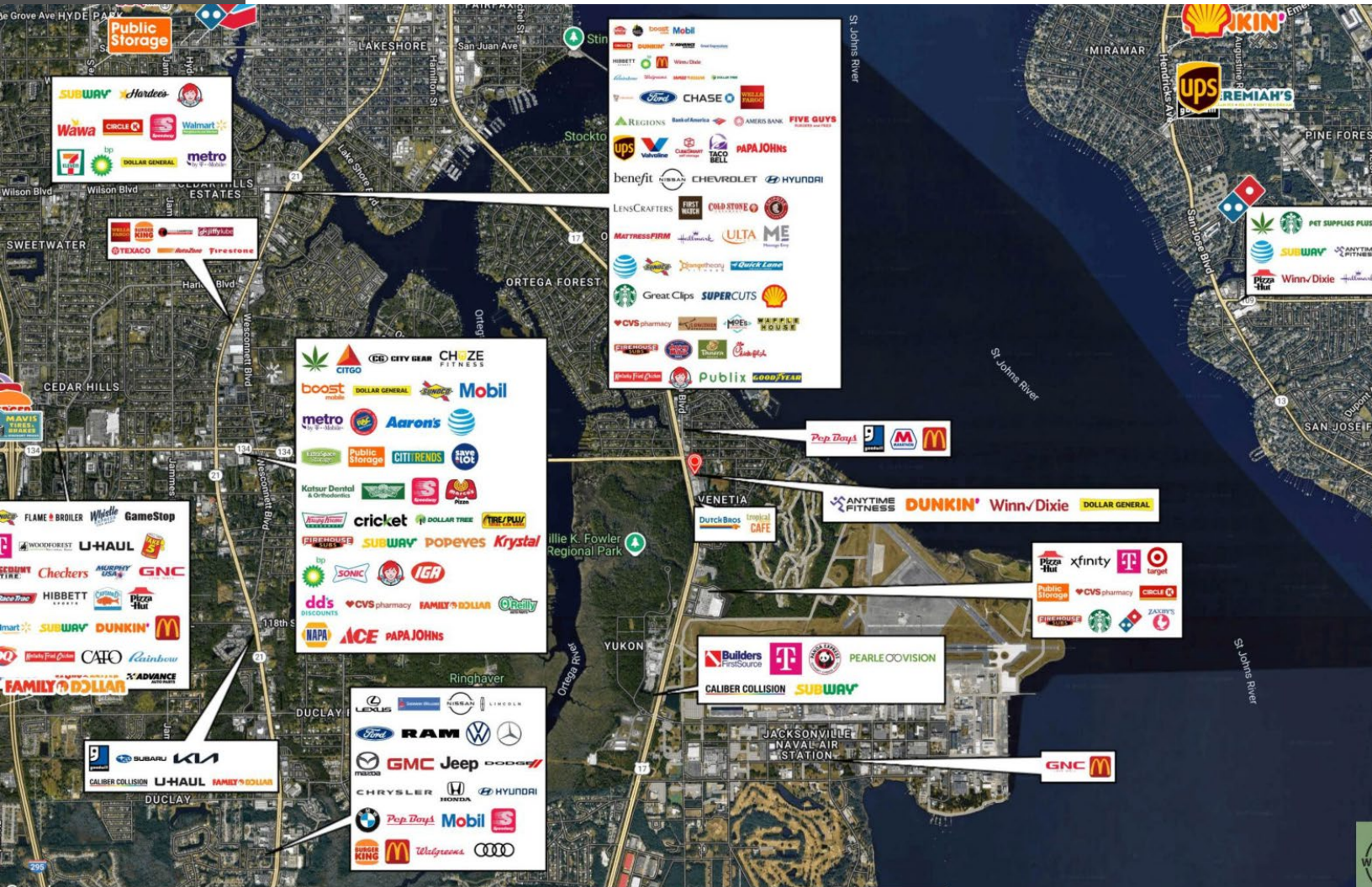


# FOR LEASE VENETIA VILLAGE

5501-5647 ROOSEVELT BLVD | JACKSONVILLE | FL 32244



## PROPERTY HIGHLIGHTS

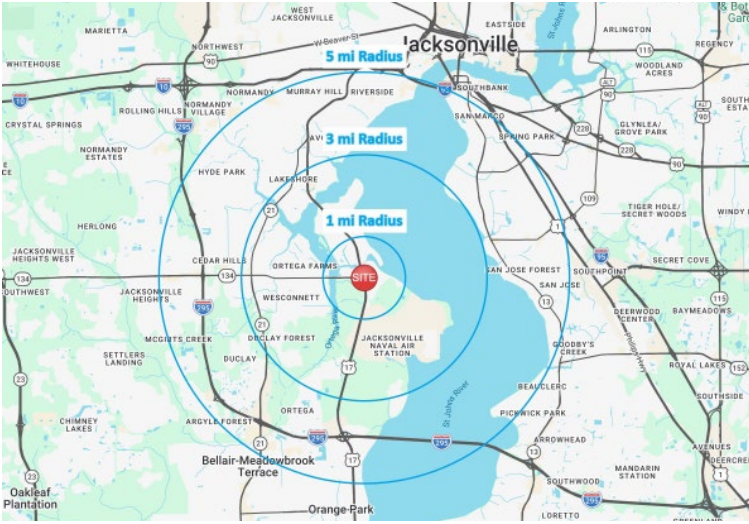
- Anchored by Winn Dixie, Anytime Fitness & Dollar General
- GLA of +/-94,325 SF
- Located just north of the Jacksonville Naval Air Station
- Nearest Intersection: Roosevelt Blvd & Timuquana Rd
- Duval County
- Intersection Traffic Count: 46,000 AADT

**LEASING INFO: 877.459.9605**

[Leasing@GatorInvestments.com](mailto:Leasing@GatorInvestments.com)

**www.GatorInvestments.com**

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016



# VENETIA VILLAGE

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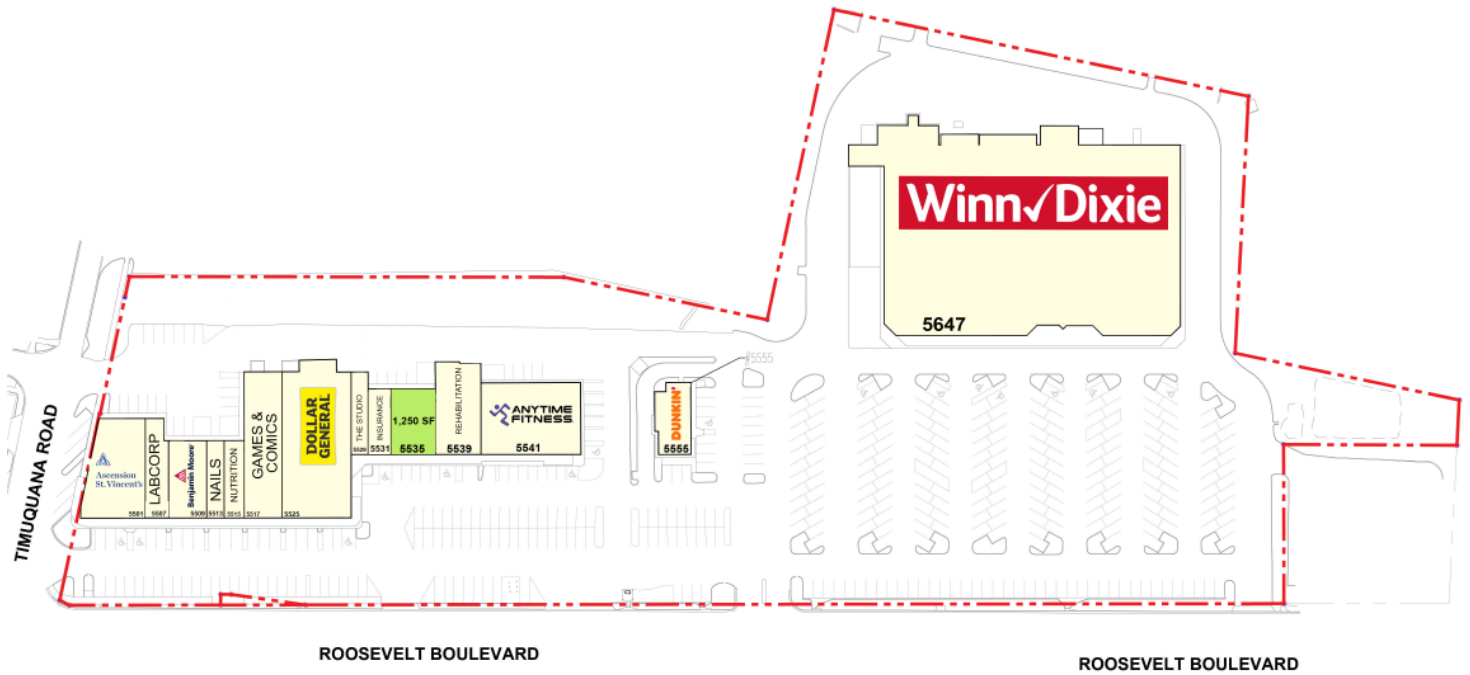
## DEMOGRAPHICS

2025 Estimates

TRADE AREA	1 MILE	3 MILE	5 MILE
	3,834	31,167	164,442
	\$175,459	\$111,887	\$95,812
AGE	42	38	38

**AVAILABLE**

**1,250 SF**



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James A. Goldsmith, Lic. Real Estate Broker