



SOUTHSIDE RETAIL SUITE | FOR LEASE

4549 Southside Blvd
Jacksonville, FL 32216

KAYLA DEGUZMAN
D - 904.302.6930
M - 904.208.1168
kayla@cantrellmorgan.com



PROPERTY OVERVIEW

Prime opportunity to lease a 2nd generation gym space in one of Jacksonville's busiest retail corridors – the **Tinseltown area**. Located directly in front of the popular Tinseltown movie theater and adjacent to Chick-fil-A, this space benefits from exceptional visibility, heavy foot traffic, and convenient access from Southside Blvd.

- Approximate 18-foot ceiling height
- ADA-compliant restrooms
- Open layouts
- Move-in ready space

ADDITIONAL HIGHLIGHTS:

- Ample on-site parking
- Monument and building signage available
- Direct access from Southside Blvd
- Surrounded by high-density residential, retail, and dining options

This is an exceptional opportunity to plant your business in a dynamic and high-traffic environment. Perfect for fitness, health, or personal service tenants seeking a vibrant location with built-in clientele.

Contact us today to schedule a tour or request additional details!

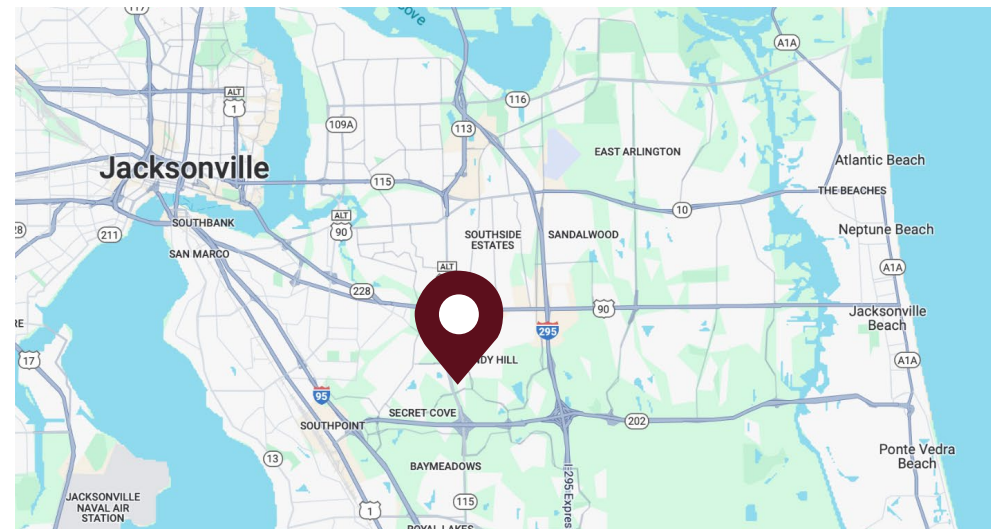
PROPERTY DETAILS

Address:	4549 Southside Blvd. Jacksonville, FL 32216
Building Size:	8,334
Zoning:	PUD
Ceiling height:	18 feet



LEASE DETAILS

Suite	Size	Lease Price
Suite 101	3,000 SF	\$33/SF + \$13.44/SF NNN

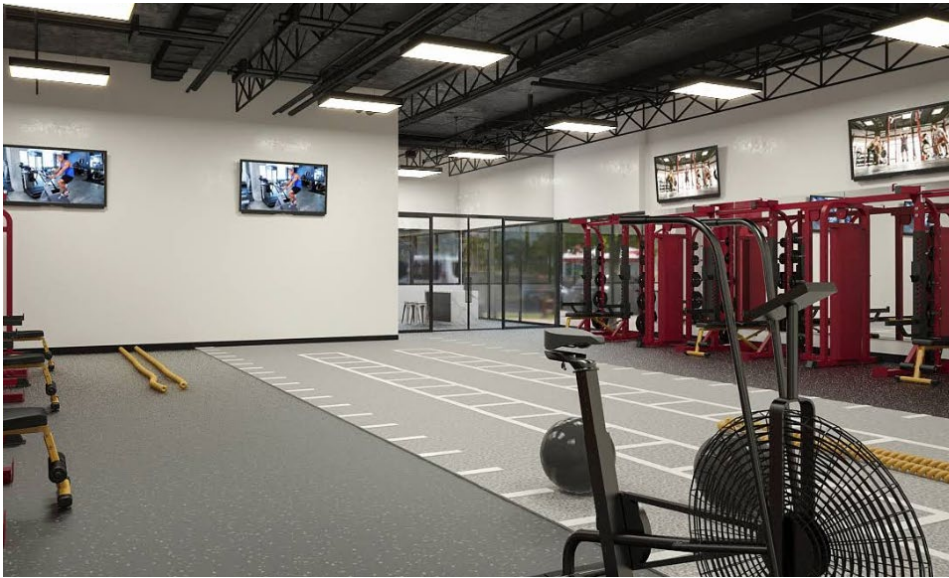


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SUITE 101 INTERIOR PHOTOS







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DEMOGRAPHICS & SURROUNDING AREA

DEMOS:

	Population
3 Miles	80,248
5 Miles	226,695
	Median Age
3 Miles	34.4
5 Miles	35.5
	Residential Count
3 Miles	35,743
5 Miles	96,579
	Average Household Income
3 Miles	\$97,628
5 Miles	\$99,127

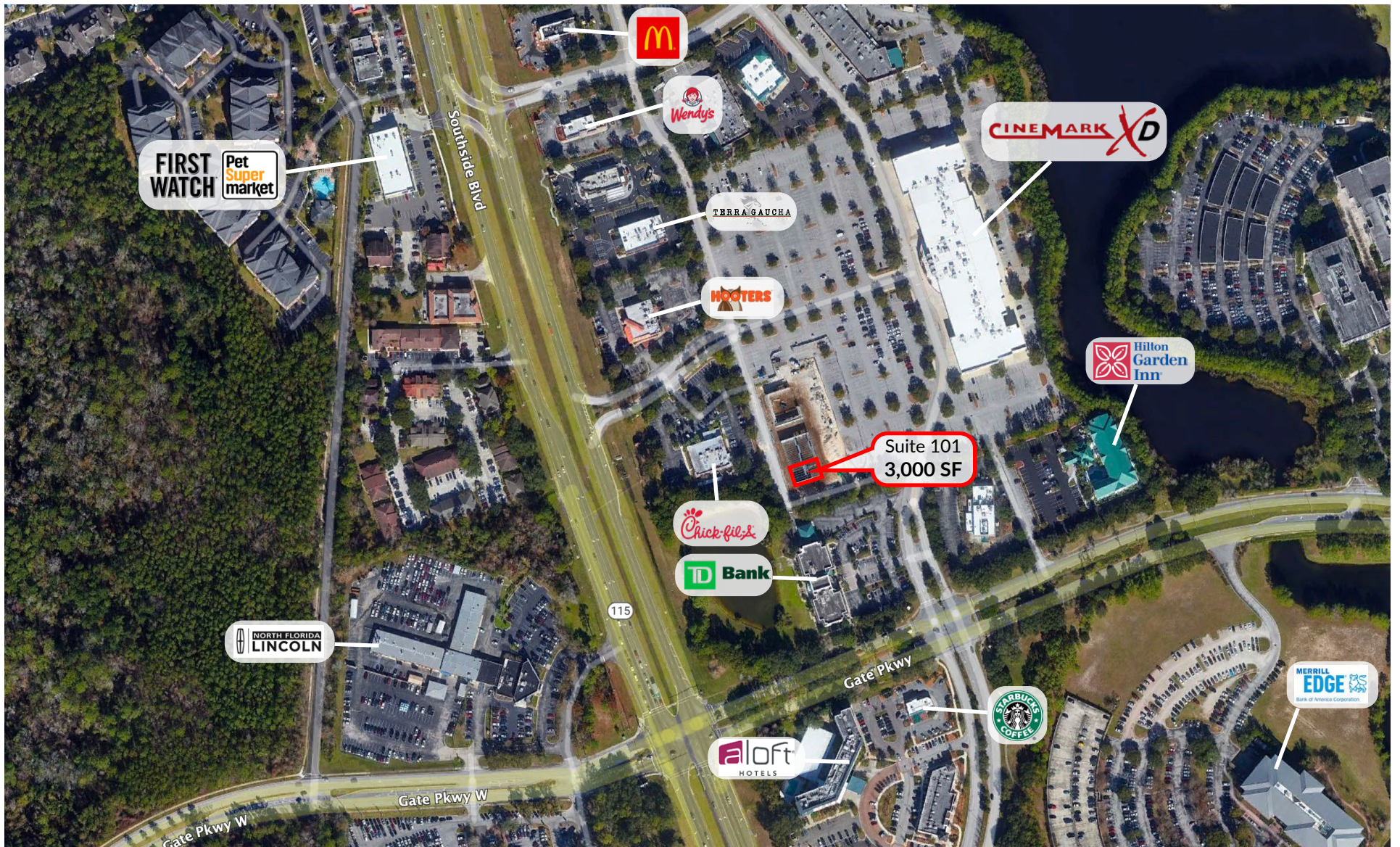


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SURROUNDING AREA



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