

FOR LEASE

INTRACOASTAL PLAZA

14444 Beach Boulevard, Jacksonville, FL 32550

SEEKING MEDICAL,
OFFICE AND RETAIL



±2,510 SF UP TO ±9,844 SF PRIME ENDCAP COMING AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Nancy Sumner

VICE PRESIDENT

nancysumner@katzretail.com

(404) 561-9447

Katy Figg

VICE PRESIDENT

katyfigg@katzretail.com

(704) 298-9464

Property Overview

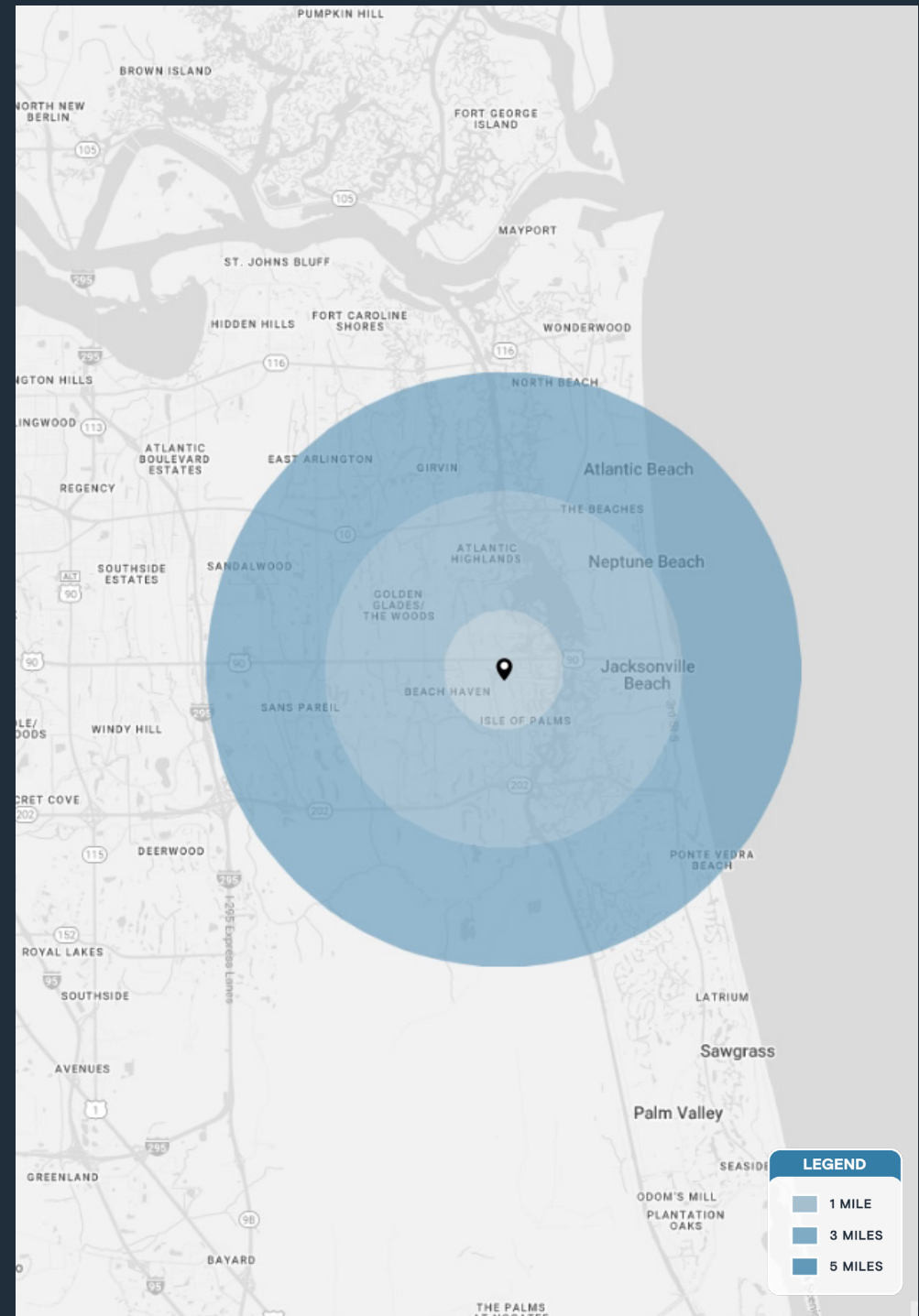
HIGHLIGHTS

- ±184,525 SF plaza, anchored by Publix
- ±2,510 SF up to ±9,844 SF prime endcap space available summer 2026 with large outdoor patio
- ±2,600 inline space available
- Approximately 4 miles from Mayo Clinic, which is expanding to 1.4M SF and will include 419 beds when completed. The clinic has an estimated 9,000 employees
- Mayo Clinic is ranked the #1 hospital in the US, according to Newsweek's 2024 list

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,703	76,727	158,312
HOUSEHOLDS	3,945	33,584	65,332
EMPLOYEES	3,900	30,403	52,630
AVERAGE HH INCOME	\$121,715	\$138,454	\$140,928

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	16,274	79,940	156,094
HOUSEHOLDS	6,466	35,150	65,461
EMPLOYEES	5,740	32,328	55,763
AVERAGE HH INCOME	\$130,465	\$136,569	\$139,406



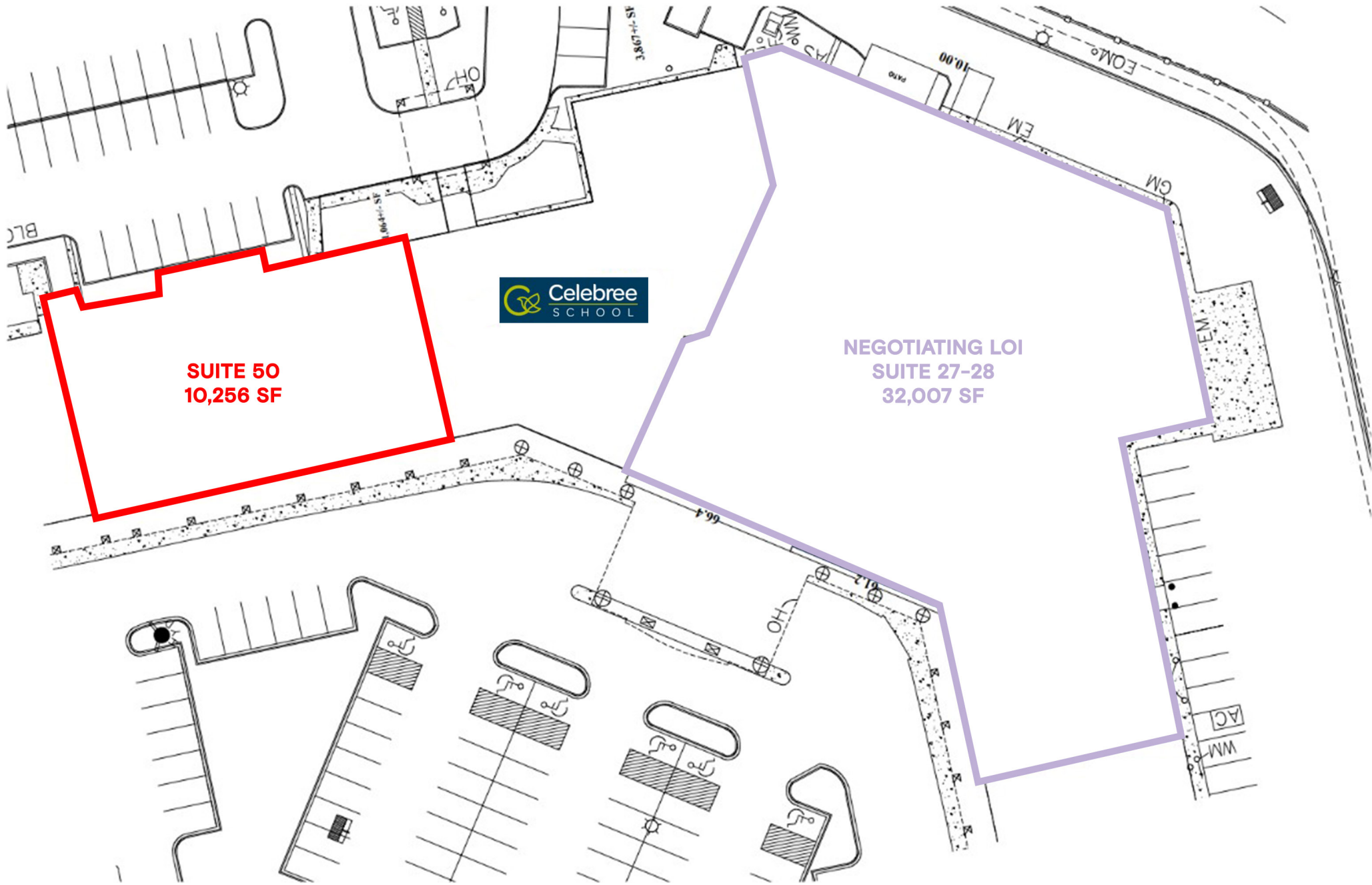
LEGEND

- 1 MILE
- 3 MILES
- 5 MILES

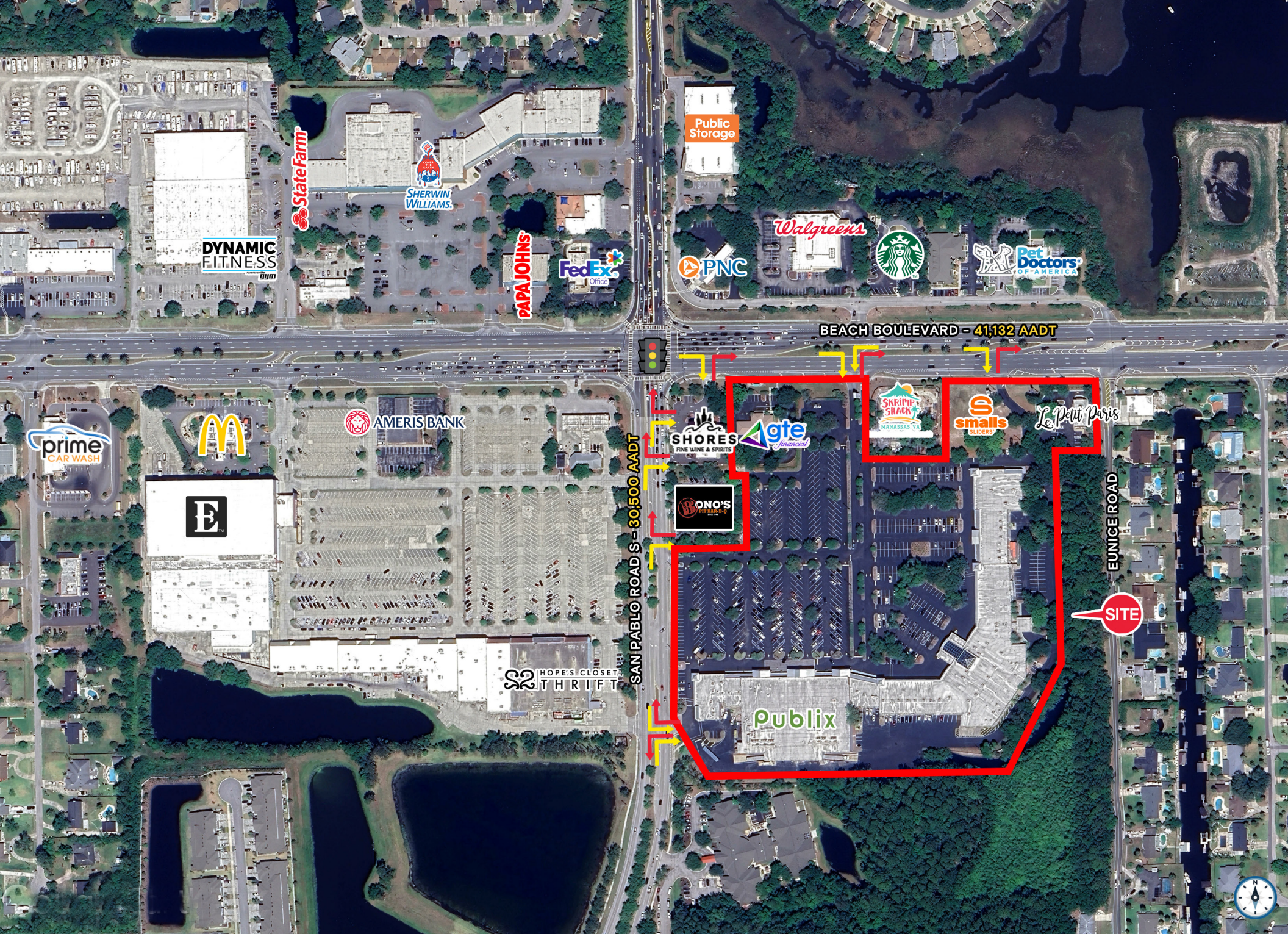


Tenant Roster

1	South Beach Cleaners	1,667 SF	17	Aspres Salon	1,280 SF	29	Celebree School	12,017 SF
2	Greenberg Dental	3,500 SF	18	Pablo Nails	1,200 SF	50	Available	10,256 SF
3-4	Available	2,600 SF	19	Butterfly Flowers	576 SF	51-60	Coming Available	19,704 SF
5	Publix Liquors	1,273 SF	21	Heartland Rehabilitation	2,000 SF	OP1	GTE Financial	3,392 SF
6-15	Publix	55,999 SF	23	Precision Imaging	5,000 SF	OP2	Small Sliders	0.69 AC
16	H&R Block	1,200 SF	27-28	Negotiating LOI	32,007 SF	OP3	LePetit Cafe	2,095 SF











Contact Brokers

Katy Figg
VICE PRESIDENT
katyfigg@katzretail.com
(704) 298-9464

Nancy Sumner
VICE PRESIDENT
nancysumner@katzretail.com
(404) 561-9447



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 04.14.26