

Medical Offices/Retail Spaces for Lease

1,700± - 11,204± SF | Coming 2025

13617 & 13619 Atlantic Blvd., Jacksonville, FL 32225



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Property Highlights

- Medical office/retail spaces
- Suites from 1,700± - 11,204± SF
- Pre-leasing in process - delivery mid 2025
- 61 parking spaces, 4.5/1,000 SF
- Close to Intracoastal West and Beaches
- Close to amenities



Conceptual Plan







Trade Aerial

Medical Offices



Demographics

Source: ESRI Business Analyst, 2023

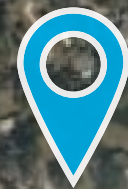
| |  Population (2023) |  Population Projection (2028) |  Average Household Income (2023) |  Daytime Population (2023) |
|---------------|---|---|---|---|
| 1 Mile | 9,474 | 9,207 | \$106,626 | 7,125 |
| 3 Mile | 78,534 | 78,924 | \$115,951 | 65,255 |
| 5 Mile | 173,092 | 174,704 | \$116,923 | 159,274 |

Building Conceptuals

Colliers



Terrabella Coastal Apartments



Atlantic Blvd



San Pablo Rd S



Hodges Blvd



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