

Medical Offices/Retail Spaces for Lease

1,639± - 11,798± SF | Coming 3rd Quarter 2026

13617 & 13619 Atlantic Blvd., Jacksonville, FL 32225



Chuck Diebel
North Florida
+1 904 861 1112
chuck.diebel@colliers.com

Matt Enriken
Vice President | North Florida
+1 904 861 1148
matt.enriken@colliers.com

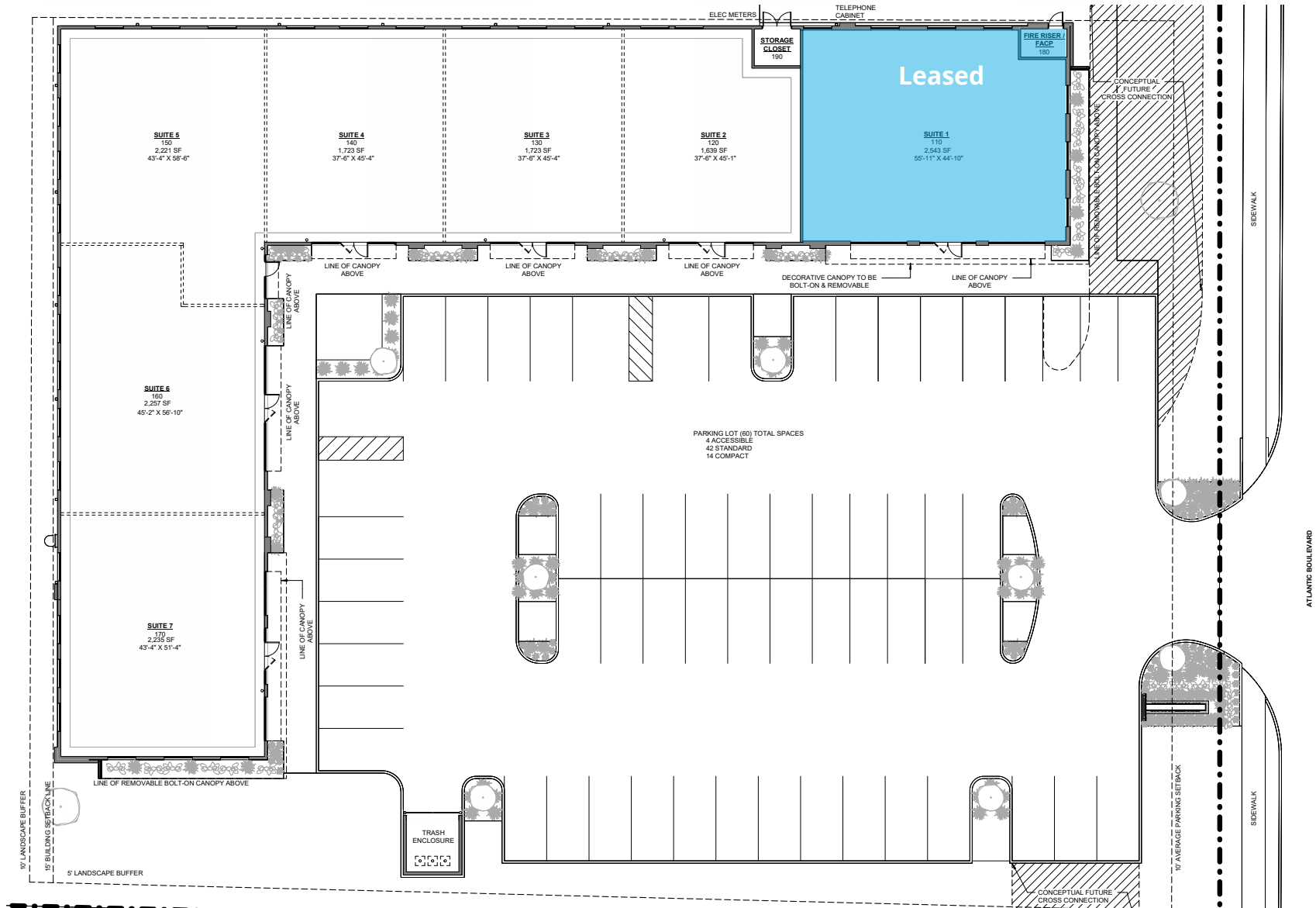


Property Highlights

- Medical office/retail spaces
- Suites from 1,639± - 11,798± SF
- Pre-leasing in process - delivery Q3 2026
- 60 parking spaces, 4.3/1,000 SF
- Close to Intracoastal West and Beaches
- Close to amenities



Conceptual Plan







Trade Aerial

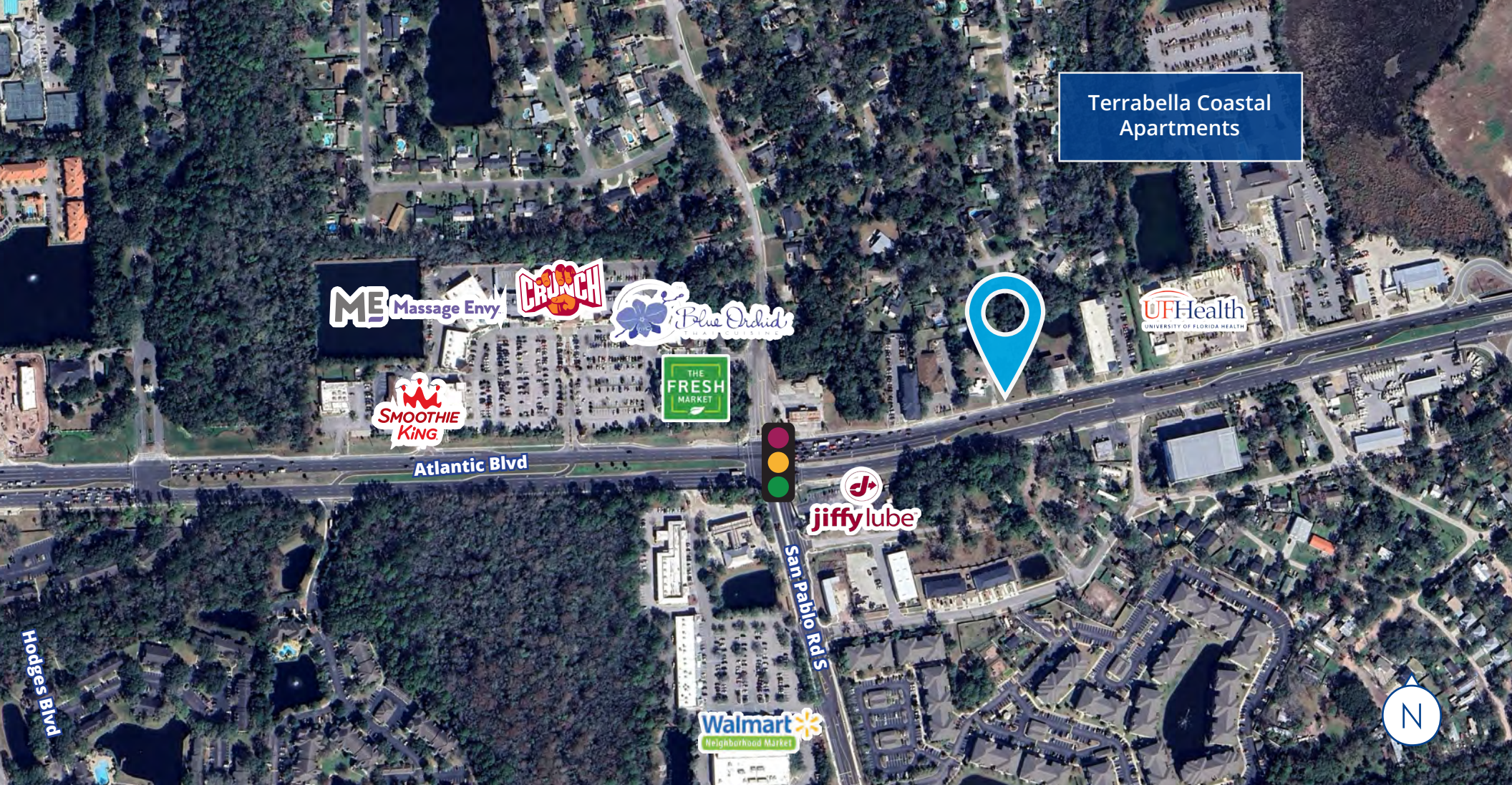
Medical Offices



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



Terrabella Coastal Apartments

Chuck Diebel
North Florida
+1 904 861 1112
chuck.diebel@colliers.com

Matt Entriken
Vice President | North Florida
+1 904 861 1148
matt.entriken@colliers.com



Disclaimer: This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC