



RETAIL/OFFICE SPACE AVAILABLE | FOR LEASE

1636 Hendricks Ave
 Jacksonville, Florida 32207

SEAN MCGILL
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 D - 904.302.6943
 sean@cantrellmorgan.com



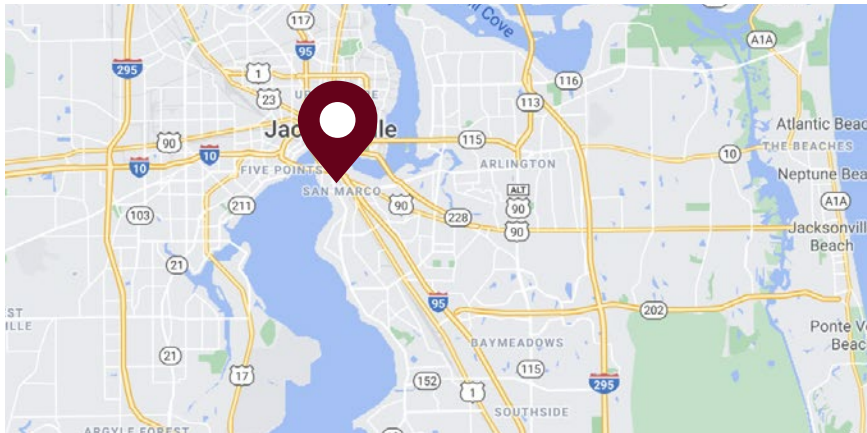
PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- Available Suite: 1636B - 1,700 SF Available
- Availability date: NOW
- Excellent visibility & frontage on Hendricks Ave
- Convenient location to San Marco, Southbank, and Downtown
- Parking available along with access to overflow parking for employees and customers

DEMOGRAPHICS

2022 - 2027 DEMOGRAPHICS	3 MILES	5 MILES
2022 Population	66,228	206,520
Households	29,312	86,686
Median Age	40.1	39.5
Median Household Income	\$50,273	\$46,452
Average Household Income	\$80,874	\$73,731



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1636B HENDRICKS AVE - INTERIOR PHOTOS



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SITE & PARKING

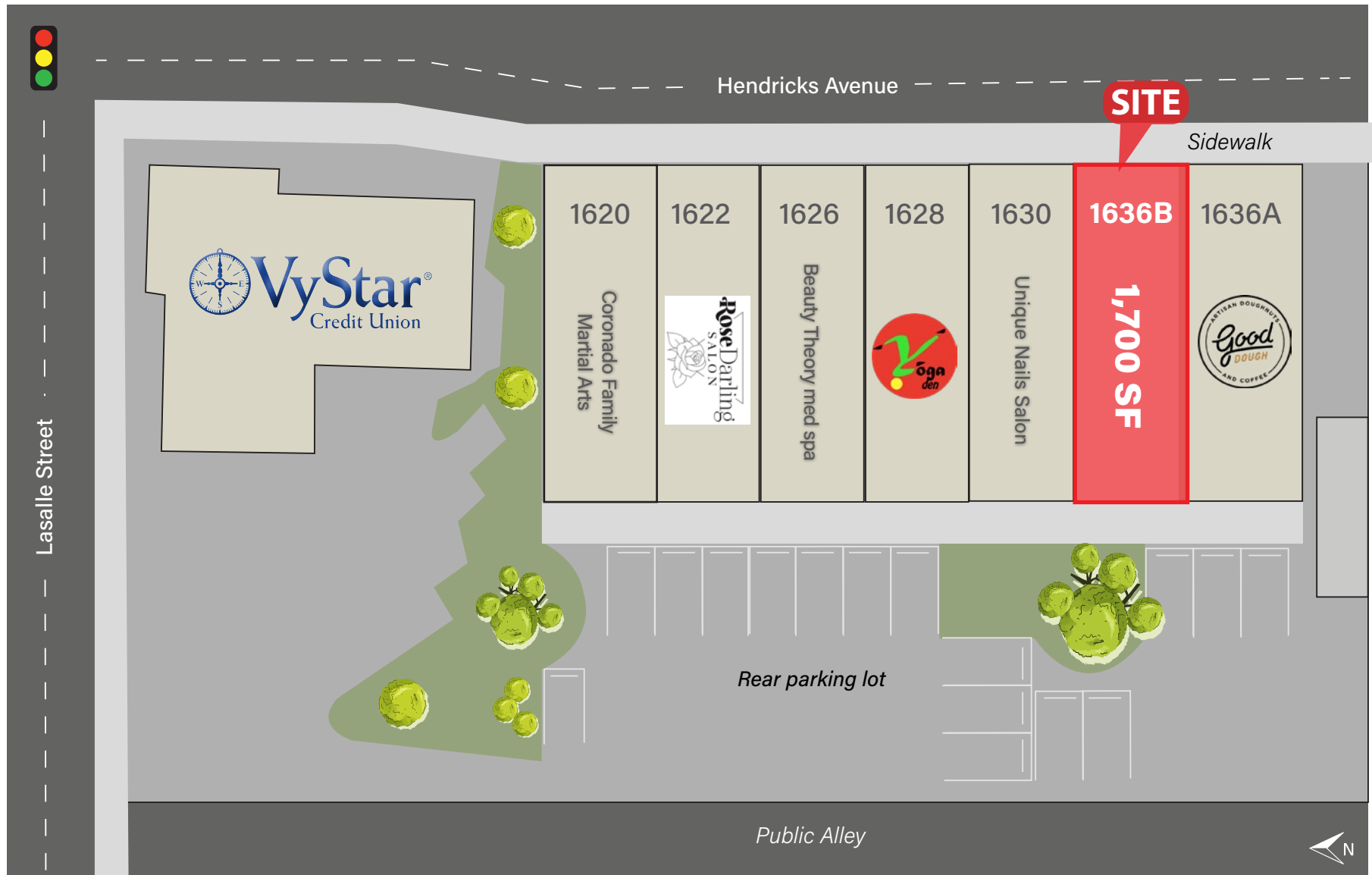


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SITE PLAN



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