



1,000 SF RETAIL SPACES | FOR LEASE

1704-1706 Southside Blvd
Jacksonville, FL 32216

KAYLA DEGUZMAN
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PROPERTY OVERVIEW

Introducing a prime retail opportunity on the highly traveled Southside Blvd, central to Jacksonville's busiest retail corridor. This well-positioned center offers excellent visibility and strong co-tenancy, anchored by **DHL**, **Jax Injury Care**, **Oriental Market**, and more.

Available Spaces:

- **Unit 1706-9 (Former Hair Salon):** Open floor plan with a restroom located at the rear, ideal for salon, boutique, or service-based retail.
- **Unit 1706-1 (Former Aesthetician Space):** Built-out with multiple private rooms, a welcoming lobby, and restroom—perfect for health, wellness, or professional service users.

With flexible layouts, high traffic counts, and a central location surrounded by established retailers, this center is an ideal choice for your next business location.

PROPERTY HIGHLIGHTS

- Tall Monument Signage
- Frontage on Southside Blvd
- Ample Parking
- Zoning: CCG-1

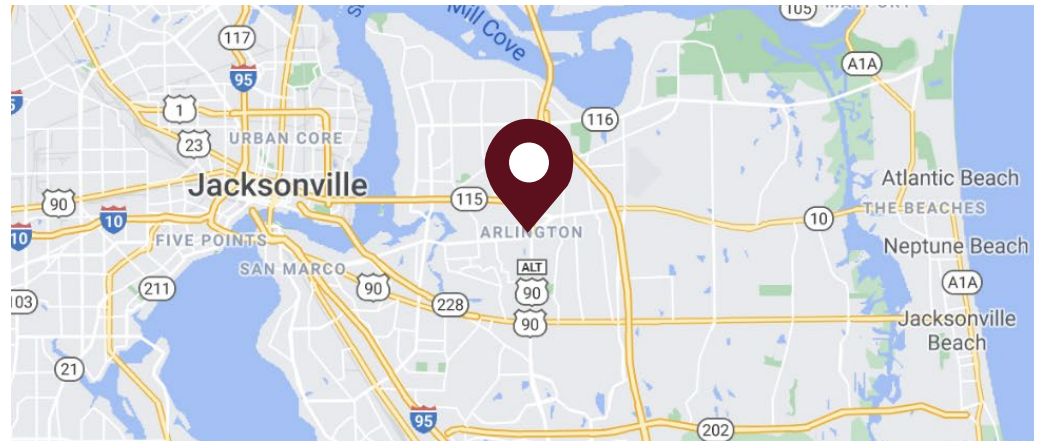
LEASE DETAILS

Suite	Size	Lease Price
Suite 1704-9	1,000 SF	\$20/SF + \$5.41/SF NNN
Suite 1076-1	1,000 SF	\$18/SF + \$5.41/SF NNN



DEMOGRAPHICS

	3 MILES	5 MILES
Population	95,103	224,494
Households	38,400	91,066
Median Age	36.4	36.0
Median Household Income	\$52,128	\$58,243
Average Household Income	\$71,434	\$79,164



SOUTHSIDE ATLANTIC PLAZA

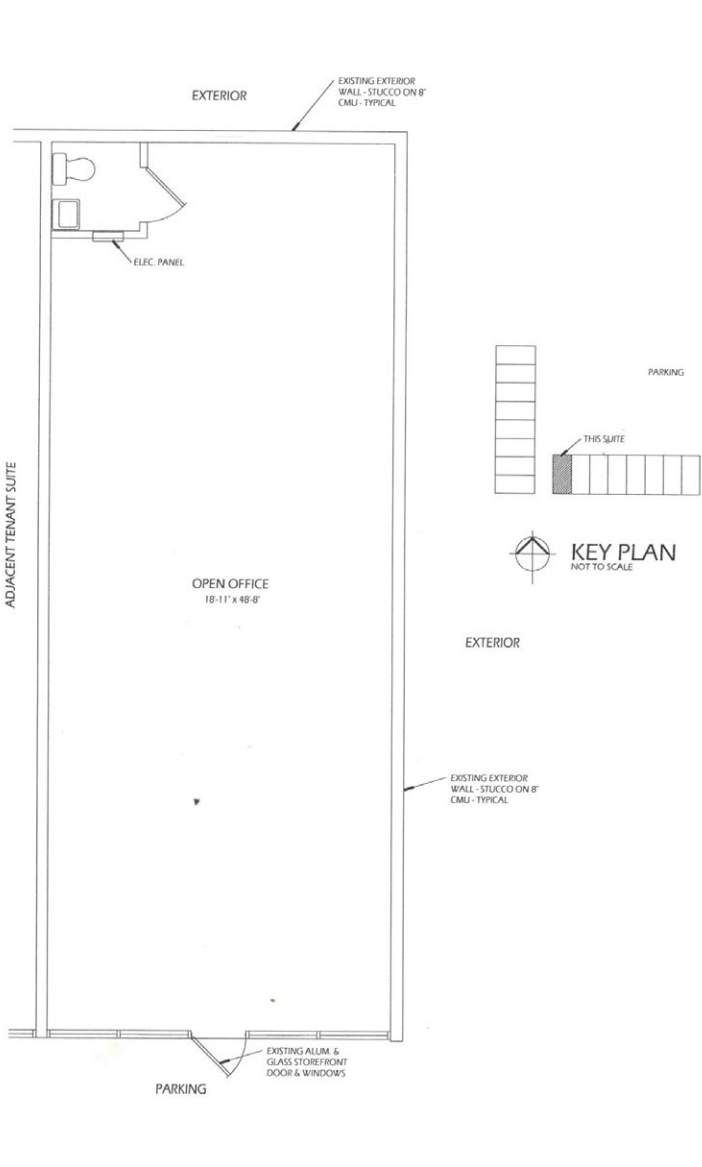


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SUITE 1704 - 9 FLOOR PLAN & INTERIOR PHOTOS



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SUITE 1076 - 1 INTERIOR PHOTOS

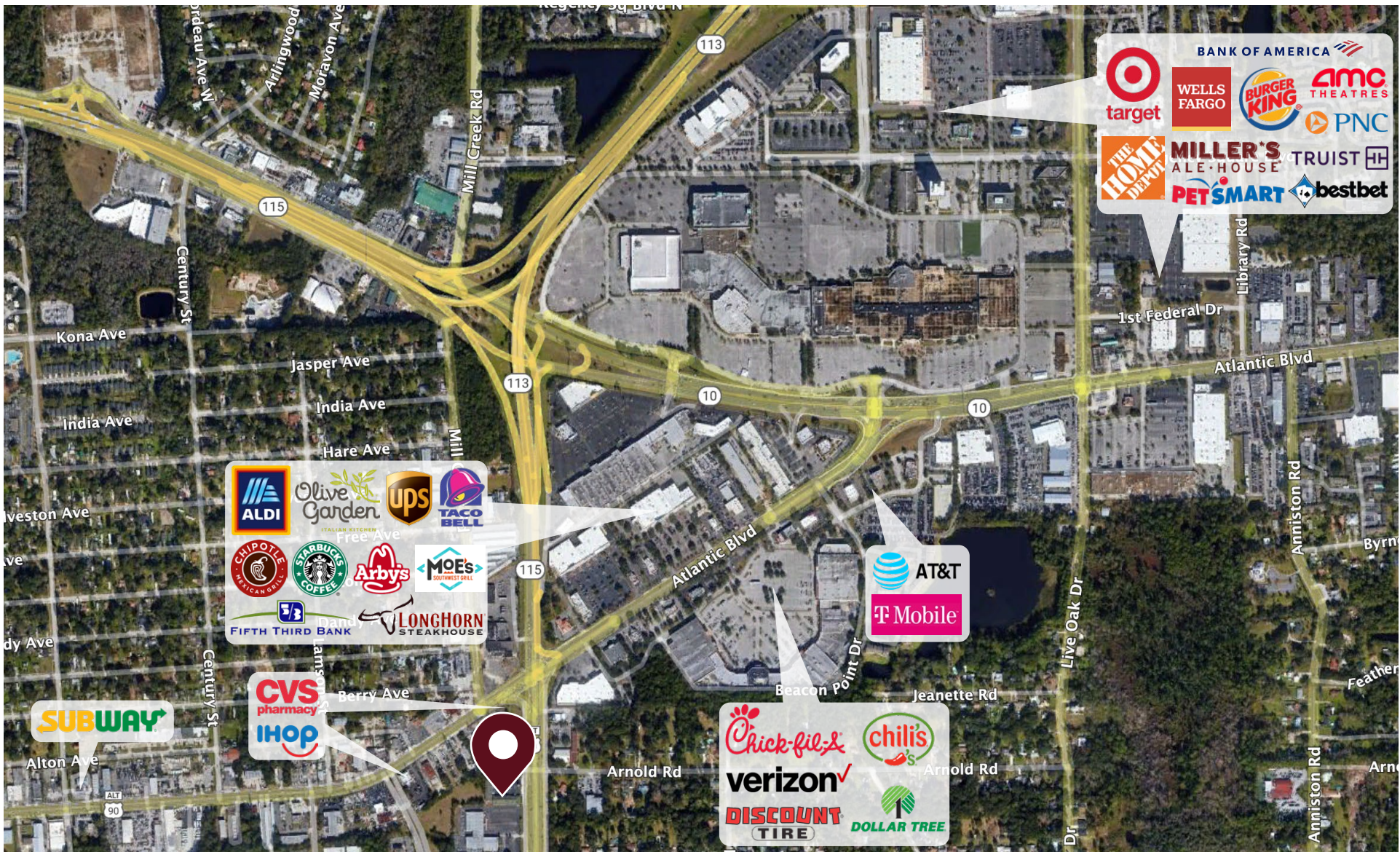


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AERIAL OVERVIEW



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