



## SOUTHSIDE RETAIL SUITE | FOR LEASE

4549 Southside Blvd  
Jacksonville, FL 32216

KAYLA DEGUZMAN  
D - 904.302.6930  
M - 904.208.1168  
[kayla@cantrellmorgan.com](mailto:kayla@cantrellmorgan.com)





# PROPERTY OVERVIEW

Prime opportunity to lease a **2nd generation gym space** in one of Jacksonville's busiest retail corridors – the **Tinseltown area**. Located directly in front of the popular Tinseltown movie theater and adjacent to Chick-fil-A, this space benefits from exceptional visibility, heavy foot traffic, and convenient access from Southside Blvd.

## SUITE 101 FEATURES:

- Approximate 18-foot ceiling height
- Expansive wrap-around windows for abundant natural light
- Two ADA-compliant restrooms
- Two large showers
- Welcoming reception area
- Open layout ideal for fitness, wellness, or studio use
- Move-in ready for gym or fitness-related concepts

## ADDITIONAL HIGHLIGHTS:

- Ample on-site parking
- Monument and building signage available
- Direct access from Southside Blvd
- Surrounded by high-density residential, retail, and dining options

This is an exceptional opportunity to plant your business in a dynamic and high-traffic environment. Perfect for fitness, health, or personal service tenants seeking a vibrant location with built-in clientele.

**Contact us today** to schedule a tour or request additional details!

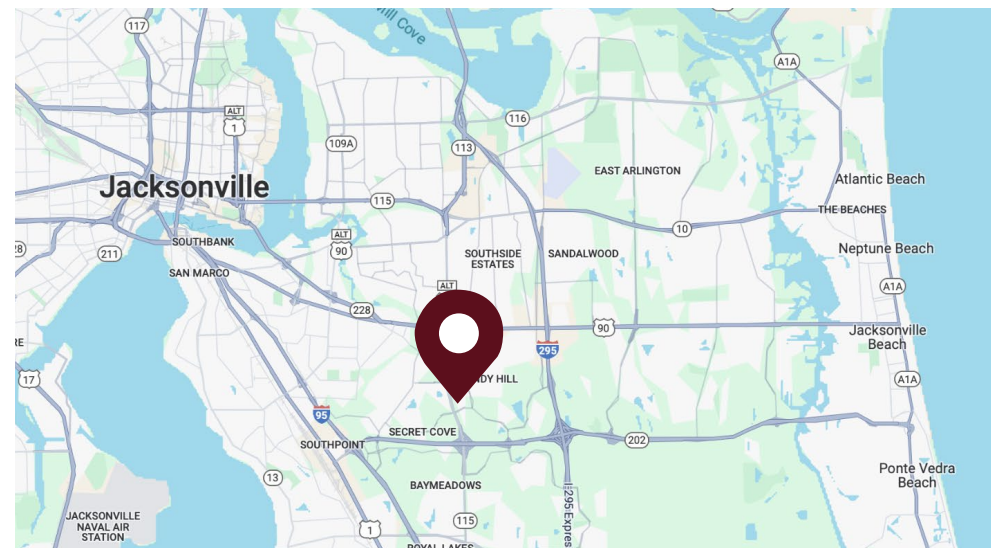
## PROPERTY DETAILS

Address:	4549 Southside Blvd. Jacksonville, FL 32216
Building Size:	8,334
Zoning:	PUD
Ceiling height:	18 feet



## LEASE DETAILS

Suite	Size	Lease Price
Suite 101	3,000 SF	\$40/SF + \$13.44/SF NNN



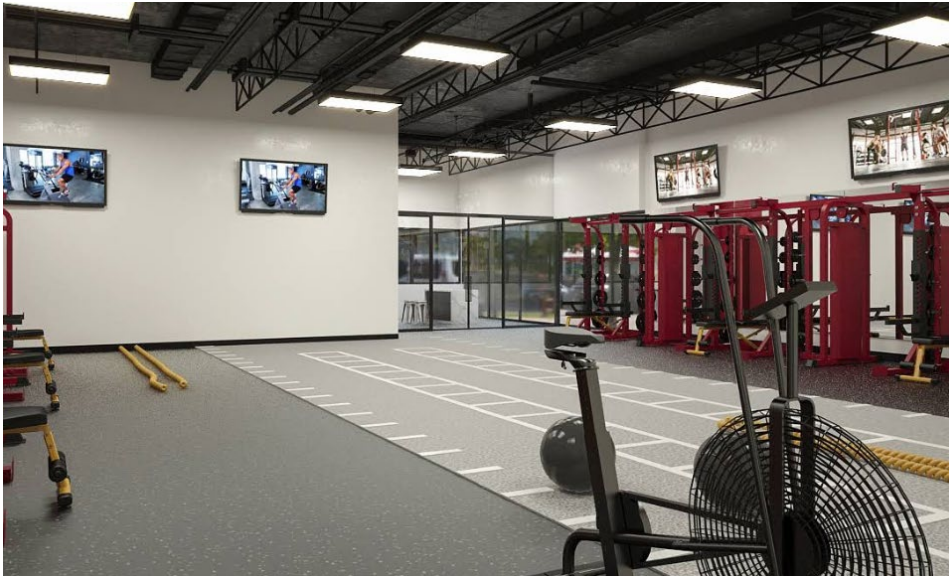
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## INTERIOR PHOTOS



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# DEMOGRAPHICS & SURROUNDING AREA

## DEMOS:



Population

3 Miles 80,248  
5 Miles 226,695



Median Age

3 Miles 34.4  
5 Miles 35.5



Residential Count

3 Miles 35,743  
5 Miles 96,579



Average Household Income

3 Miles \$97,628  
5 Miles \$99,127



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## SURROUNDING AREA



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