

JULINGTON SQUARE

445 STATE ROAD 13 N., FRUIT COVE, FL 32259

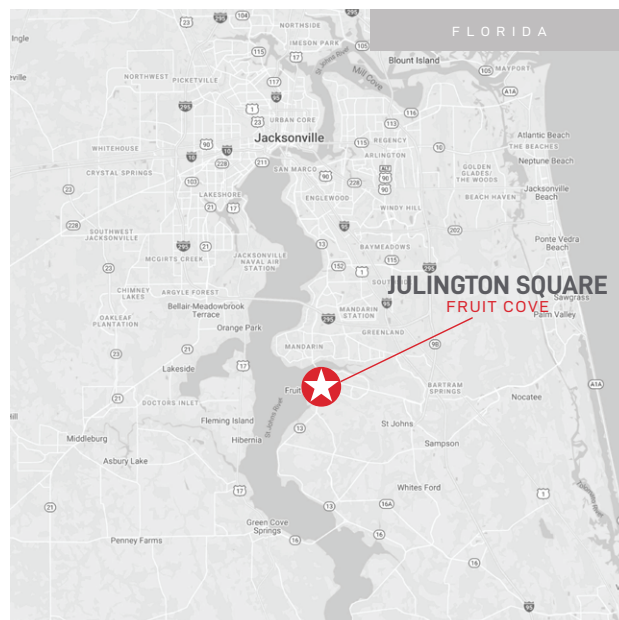


PROPERTY INFORMATION

- 80,139 SF center in Fruit Cove, an affluent suburb of Jacksonville, Florida
- Fruit Cove's 2024 Niche Media Rankings: #1 Best Suburb to Buy a House in Florida (out of 381); #3 Suburb with the Best Public Schools in Florida (out of 381), #5 Best Place to Buy a House in Florida (out of 1,196)
- Anchored by Walmart Neighborhood Market
- Signalized entrance with three curb cuts at a major intersection
- 48,900 +/- FL DOT daily traffic count on SR-13
- 18,800 +/- FL DOT daily traffic count on Race Track Road

DEMOGRAPHICS

	5-MINUTES	10-MINUTES	15-MINUTES
Population 2024	19,227	45,318	101,058
Projected Population 2029	21,446	49,796	109,941
Average Household Income	\$172,717	\$164,363	\$156,049



CONTACT

Nick Addison [w / 404.256.9100](tel:404.256.9100) [e / nickaddison@staffordprop.com](mailto:nickaddison@staffordprop.com)

STAFFORD

Building on the Past. Developing for the Future.

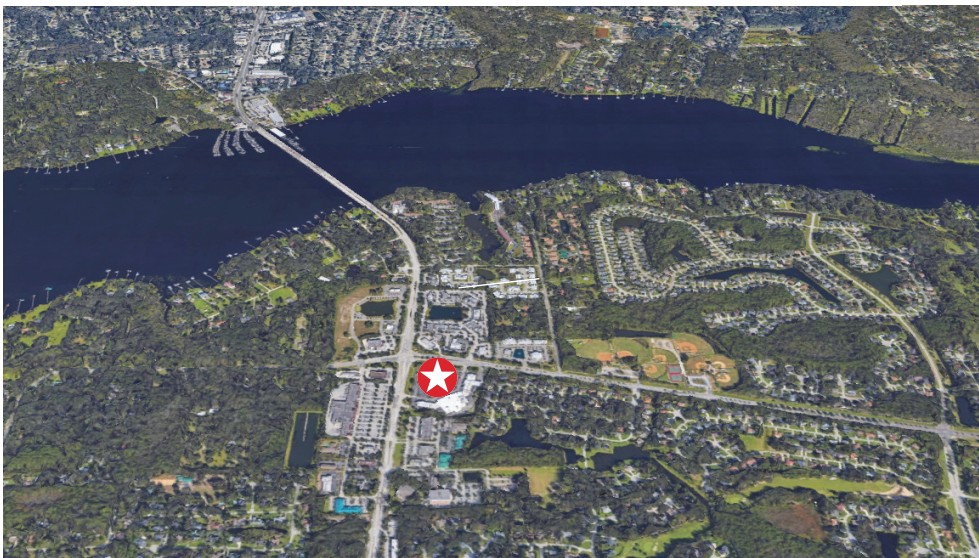
JULINGTON SQUARE

445 STATE ROAD 13 N., FRUIT COVE, FL 32259



SUITES

SUITE	TENANT	SQ. FT.
1	Moe's Southwest Grill	2,450
3	Premier Alterations	910
4	AVAILABLE	1,120
5	Miss Cruffin	1,120
6	Betty Griffin Center Thrift Store	8,400
7	Poke Hibachi	1,200
8	Kumon	1,200
9	Swiss Cove Family Chiropractic	1,200
10	Wax of Brazil	1,200
11	AVAILABLE	5,160
12	Walmart Neighborhood Market	45,054
21	CORA Physical Therapy	2,000
22	Coastal Dental	1,600
23	Mr. Ray's Barber Shop	960
24	AVAILABLE	960
25	LifeSouth	966
26	Massage Magic	954
27	Annabella's Nails	1,200
28	L&L Cleaners	2,485
TOTAL GLA:		80,139



CONTACT

Nick Addison w / 404.256.9100 e / nickaddison@staffordprop.com

STAFFORD

Building on the Past. Developing for the Future.