

# JULINGTON SQUARE

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

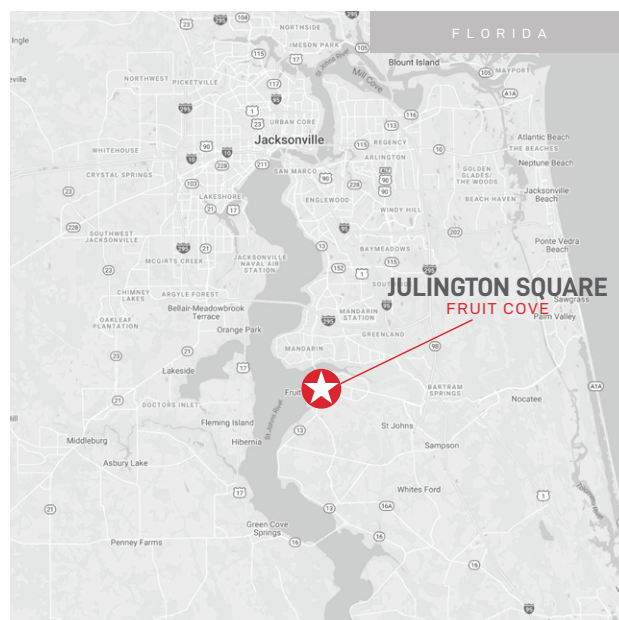


## PROPERTY INFORMATION

- 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

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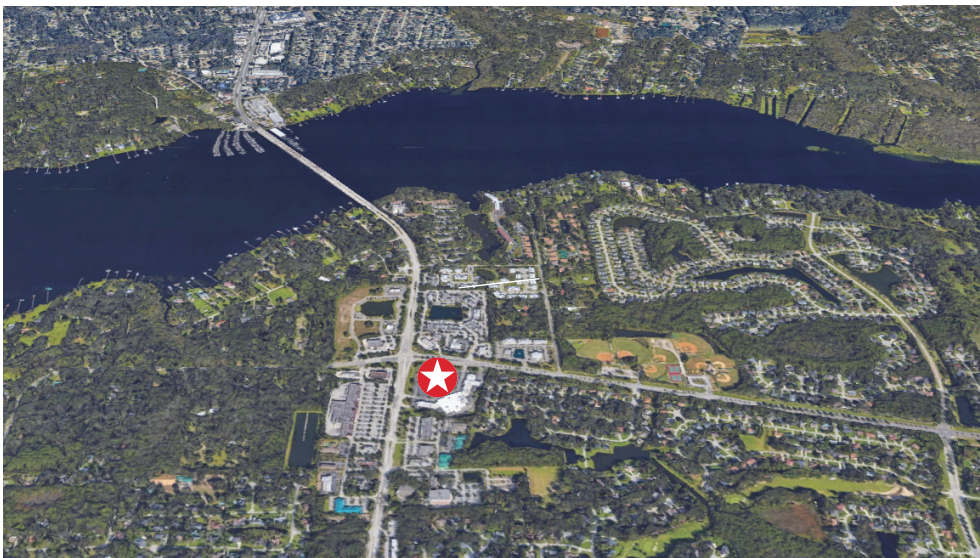
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## SUITES

SUITE	TENANT	SQ. FT.
1	Moe's Southwest Grill	2,450
3	Premier Alterations	910
4	Striking Balance	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	<b>AVAILABLE</b>	<b>5,160</b>
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	<b>AVAILABLE</b>	<b>960</b>
25	LifeSouth	966
26	Massage Magic	954
27	Annabella's Nails	1,200
28	L&L Cleaners	2,485
<b>TOTAL GLA:</b>		<b>80,139</b>



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