

JULINGTON SQUARE

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

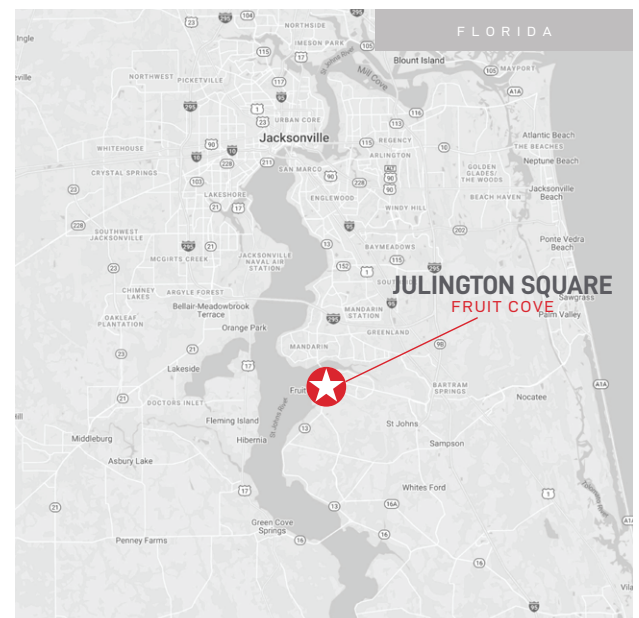


PROPERTY INFORMATION

- 80,139 SF center in Fruit Cove, an affluent suburb of Jacksonville, Florida
- Fruit Cove's 2025 Niche Media Rankings: #1 Best Places to Buy a House in Jacksonville Area; #3 Best Suburb to Buy a House in Florida (out of 380); #4 Suburb with the Best Public Schools in Florida (out of 380), #8 Best Place to Buy a House in Florida (out of 1,193)
- Anchored by Walmart Neighborhood Market
- Signalized entrance with three curb cuts at a major intersection
- 30,000 +/- FL DOT daily traffic count on SR-13
- 18,000 +/- FL DOT daily traffic count on Race Track Road

DEMOGRAPHICS

	5-MINUTES	10-MINUTES	15-MINUTES
Population 2025	21,682	54,131	112,031
Projected Population 2030	22,652	55,889	114,680
Average Household Income	\$171,133	\$160,972	\$151,006



CONTACT

Will Euart w / 404.256.9100 c / 404.434.7874 e / willeuart@staffordprop.com

STAFFORD

Building on the Past. Developing for the Future.

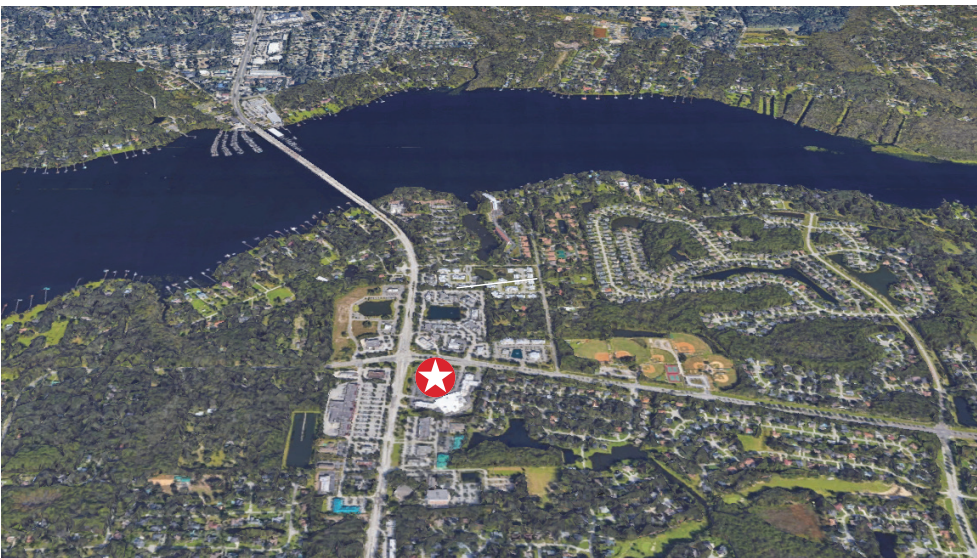
JULINGTON SQUARE

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	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	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	BAMI Sandwich & Coffee	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

Will Euart w / 404.256.9100 c / 404.434.7874 e / willeuart@staffordprop.com

STAFFORD

Building on the Past. Developing for the Future.