



University Center

SE Corner of University Blvd W & St. Augustine Rd, Jacksonville, FL 32217

Coordinates:

Latitude: 30.261

Longitude: -81.6267

Leasing Contact: Sean Steuart | sean.steuart@inlandgroup.com | 630.586.6551 | inlandgroup.com

Property managed by Inland Property Management LLC



> Property Highlights

- Center Size: 105,751 SF
- Located at SEC of University Blvd W (28,000 AADT) & St. Augustine Rd with easy access to US-1 & I-95 (140,000 AADT)
- TJ Maxx, Bealls Outlet, LA Fitness, Dollar Tree & CVS add to this already dense retail area
- Strong demographics in a highly affluent submarket with over 160,000 residents within a 5 mile radius



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Store Listing

Center Size: 105,761 Sq. Ft.

Unit #	Sq. Ft.	Tenant
1	900 SF	San Juan Cleaners
2	12,448 SF	Dollar Tree
3	24,067 SF	TJ Maxx
4	21,020 SF	Beall's Outlet
5	44,450 SF	LA Fitness
6	2,866 SF	McDonald's
7		<i>Fifth Third Bank</i>
8		<i>CVS</i>
13		<i>University Car Wash</i>
14	10,425 SF	<i>Pet Supermarket</i>

Items in blue and italicized are owned by others.



2024
Demographics Estimate

	Resident Population	Households	Average HH Income
1 Mile	10,337	4,426	\$85,172
3 Miles	62,858	25,970	\$108,371
5 Miles	172,474	75,258	\$106,942



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