## **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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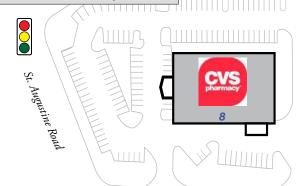
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Store Listing Center Size: 105,761 Sq. Ft.				
Unit #	Sq. Ft.	Tenant		
1	900 SF	San Juan Cleaners		
2	12,448 SF	Dollar Tree		
3	24,067 SF	TJ Maxx		
4	21,020 SF	Beall's Outlet		
5	44,450 SF	LA Fitness		
6	2,866 SF	McDonald's		
7		Fifth Third Bank		
8		CVS		
13		University Car Wash		
14	10,425 SF	Pet Supermarket		
Items in blue and italicized are owned by others.				















6/2024

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



