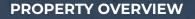
# CESERY TERRACE PLAZA RETAIL SHOWROOM SPACE AVAILABLE

1339-1349 Cesery Terrace, Jacksonville 32211







- · 12 parking spaces 1 ADA
- Large storefront windows and signage - Ideal for increased viability
- 1,000 SF units available, can be combined to fit Tenant needs
- · Multiple units available

#### **GREAT LOCATION**

- Located just off of University Blvd, near the Arlington Expressway on-ramp
- Convenient location with access to Downtown Jacksonville, Jacksonville Port, and JAX International Airport
- Under 2 miles to Jacksonville University
- · Located just under 3 miles from TIAA stadium
- · Strong underlying market supporting new businesses
- Just under 40.000 customers within a two mile radius

## ATTRACTIVE RATES FLEXIBLE TERMS

#### **FLEXIBLE FLOOR PLANS:**

- 1000 3000 SF Available
- · Tenant ready for up-fit
- Ideal for: Office Space, Cosmetic services, Daycare, Convenience store, Dry-cleaners, Fitness centers, etc.



Cesery Terrace is an ideal place for tenants and investors looking to establish themselves within the Jacksonville retail market. The Arlington Neighborhood is supported by many of the thriving industries that Jacksonville has to offer which provides for a strong customer base.

#### **ARLINGTON'S TOP INDUSTRIES:**

- Jacksonville Port
  - » Florida's largest port
- Amazon Fulfillment Facilities
  - More than 1,200 employees
- Downtown Jacksonville
  - Sports and Event centers
  - » Financial Industry
  - Logistics Industry

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#### **CONTACT INFORMATION:**

#### **KELLY CARDOZO**

Commercial Property Manager O: (904) 247-5334 x443 kcardozo@lvlliving.com



### AREA DEMOGRAPHICS

#### **DAILY TRAFFIC COUNT:**



Arlington Rd. Avg. 30,000 Daily Traffic:

Arlington Rd. Avg. 5,500 Daily Traffic:

#### **POPULATION:**



2 Mile: 38,920 5 Mile: 199,853 10 Mile: 626.102

### AVERAGE HOUSEHOLD INCOME:



2 Mile: \$61,455 5 Mile: \$61,569 10 Mile: \$74,278

#### PROJECTED POPULATION:



2 Mile: 40,9855 Mile: 212,11610 Mile: 665,951

#### **MEDIAN AGE:**



2 Mile: 36.3 5 Mile: 37.5

10 Mile: 37.3