

CESERY TERRACE PLAZA RETAIL SHOWROOM SPACE AVAILABLE

1339-1349 Cesery Terrace, Jacksonville 32211



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.

UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6
Available	Available	Available	Available	Available	Available

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.

PROPERTY OVERVIEW

- 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

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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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: 40,985
5 Mile: 212,116
10 Mile: 665,951

MEDIAN AGE:



2 Mile: 36.3
5 Mile: 37.5
10 Mile: 37.3

CONTACT INFORMATION:

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