

Atlantic North

11901 Atlantic Boulevard, Jacksonville, FL 32225

LOCATION ZONE: INTRACOASTAL WEST



Located at heavily traveled intersection of Atlantic Boulevard and Kernan Boulevard

New development - reserve your space now

Outparcels available

TENANTS

- Belk
- Academy Sports & Outdoors
- LA Fitness
- Verizon
- Cinemark Theatre

LEASING CONTACT

Alex Main

904-807-4262

amain@sleiman.com

SLEIMAN

1 Sleiman Parkway
Jacksonville, FL 32216

904-731-8806

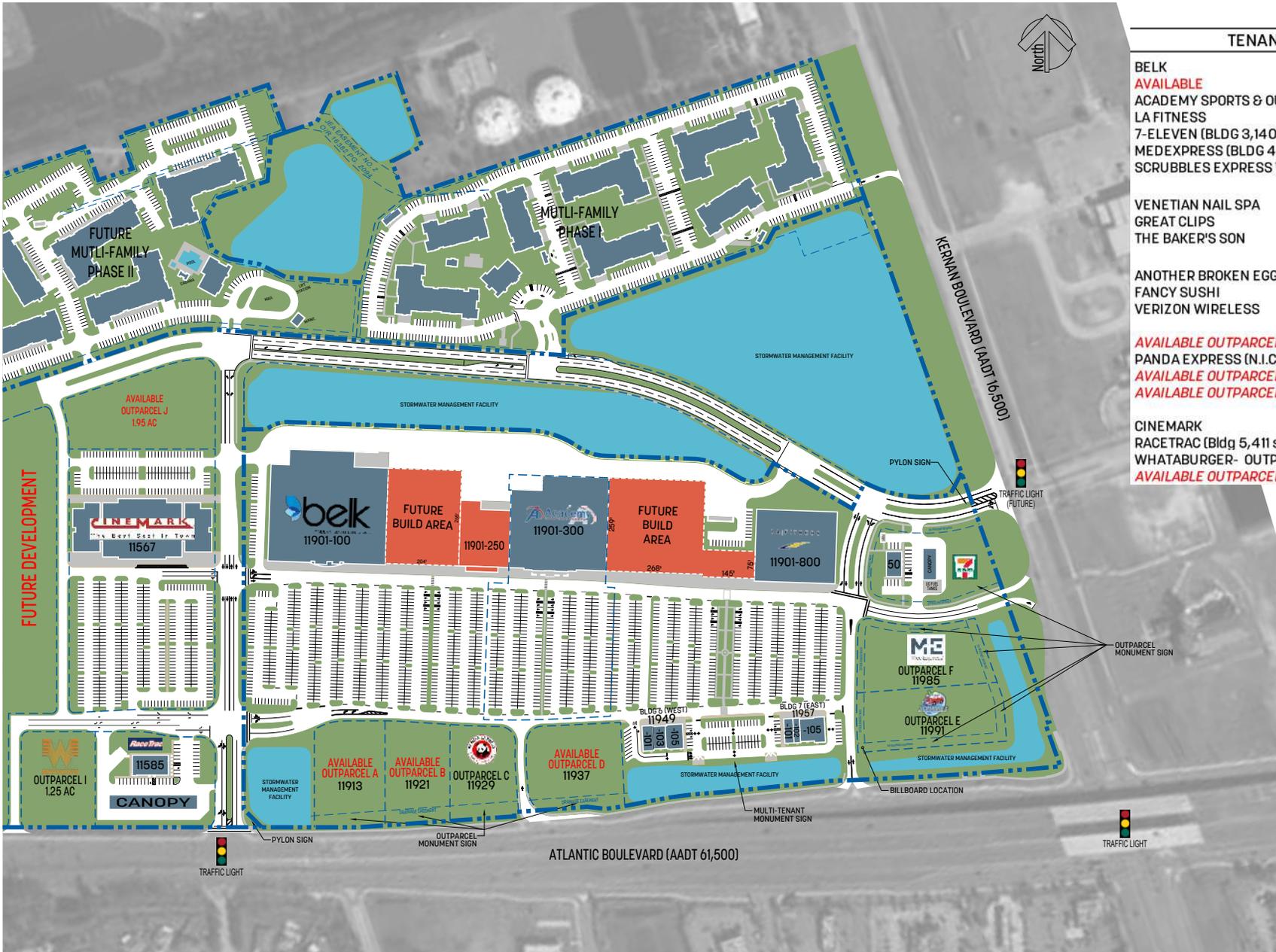
SLEIMAN.COM



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	10,747	89,249	196,285
2025 Population Projected	11,011 0.5%	92,149 0.6%	203,154 0.7%
Income	\$89,457	\$84,938	\$89,568
Households	3,673	33,466	75,790
Median Age	33.8	35.6	35.4

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SITE SUMMARY		
TENANT	ADDRESS	SIZE
BELK	11901-100	95,166 sf
AVAILABLE	11901-250	24,832 sf
ACADEMY SPORTS & OUTDOORS	11901-300	67,685 sf
LA FITNESS	11901-800	45,000 sf
7-ELEVEN (BLDG 3,140sf)	50	1.79 ac
MEDEXPRESS (BLDG 4,876 SF)	11985	1.50 ac
SCRUBBLES EXPRESS WASH	11991	1.55 ac
BLDG 7 EAST		
VENETIAN NAIL SPA	11957-105	4,563 sf
GREAT CLIPS	11957-102	1,221 sf
THE BAKER'S SON	11957-101	1,725 sf
BLDG 6 WEST		
ANOTHER BROKEN EGG CAFÉ	11949-105	3,300 sf
FANCY SUSHI	11949-103	2,158 sf
VERIZON WIRELESS	11949-101	2,050 sf
AVAILABLE OUTPARCEL D	11937	1.42 ac
PANDA EXPRESS (N.I.C.)	11929	1.08 ac
AVAILABLE OUTPARCEL B	11921	1.17 ac
AVAILABLE OUTPARCEL A	11913	1.31 ac
PHASE II		
CINEMARK	11567	54,500 sf
RACETRAC (Bldg 5,411 sf)	11585	1.97 ac
WHATABURGER- OUTPARCEL I	11559	1.25 ac
AVAILABLE OUTPARCEL J	TBD	1.87 ac

This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to changes without notice and at the owners discretion. Unit numbers as indicated are not necessarily the actual suite number and are intended for use as reference only.