

# Miramar Center



4440 Hendricks Avenue, Jacksonville, FL 32204

LOCATION ZONE: MANDARIN



- Excellent visibility
- Lifestyle redevelopment coming soon
- Pylon sign availability
- Less than 3 miles to Historic San Marco Square

## TENANTS

- Player’s Grille
- CareSpot Express Healthcare
- The UPS Store
- Toscana’s Italian Restaurant
- Open Road Bicycles
- B. Collective Cloth

## LEASING CONTACT

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,902	43,759	158,436
2025 Population Projected	7,198 0.9%	45,861 1.0%	169,203 1.4%
Income	\$102,111	\$77,929	\$73,764
Households	3,112	19,919	70,813
Median Age	41.0	39.8	39.0

# Miramar Center

4456 Hendricks Avenue, Jacksonville, FL 32207

## SITE SUMMARY

TENANT	ADDRESS	SIZE
<i>AVAILABLE (16.83' x 42')</i>	<b>4424</b>	<b>707 sf</b>
COTIER BEAUTY HAIR SALON	4426	429 sf
B. COLLECTIVE CLOTH	4428	374 sf
MERLE NORMAN	4430	706 sf
OMNI CARE PHARMACY	4432	938 sf
JIMMY THE GREEK BARBER SHOP	4436	510 sf
TOSCANA'S ITALIAN RESTAURANT	4440	3,651 sf
<i>AVAILABLE (35.83' x 94.33')</i>	<b>4444</b>	<b>3,450 sf</b>
THE UPS STORE	4446	1,800 sf
MIRAMAR DRY CLEANERS	4446-1&2	4,315 sf
MEDURE'S CATERING	4446-03	2,700 sf
GOODWILL	4448	1,375 sf
C.U.T. CONSIGNMENT	4452	1,480 sf
MIRAMAR ANIMAL HOSPITAL	4448-1	3,000 sf
PLAYER'S GRILLE	4456	4,900 sf
OPEN ROAD BICYCLES	4460	2,600 sf
<i>AVAILABLE (29' x 37.20')</i>	<b>4466</b>	<b>1,008 sf</b>
<i>AVAILABLE (94.47' x 65.59')</i>	<b>4472-1</b>	<b>5,913 sf</b>
<i>AVAILABLE (28.15' x 65.59')</i>	<b>4468</b>	<b>1,868 sf</b>
<i>AVAILABLE (73.33' x 12.85')</i>	<b>4467</b>	<b>943 sf</b>
CARESPOT EXPRESS HEALTHCARE	4498	3,126 sf
<i>AVAILABLE (62.58' x 28.58')</i>	<b>4434</b>	<b>1,789 sf</b>



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.