

## RETAIL SPACE FOR LEASE

# 1704 HENDRICKS AVE

Jacksonville, FL 32207

Kahle Commercial Group



### PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at 1704 Hendricks Ave, Jacksonville, FL. This prime property offers versatile spaces ideal for a range of businesses. Featuring modern architecture and expansive windows, the interior is flooded with natural light, creating an inviting atmosphere for customers and employees alike. Close proximity to major roadways, convenience is a key asset. This is a unique chance to secure a standout location for your business, poised to impress and accommodate your needs. Embrace this opportunity and elevate your business at 1704 Hendricks Ave.

### PROPERTY HIGHLIGHTS

- Previously a Spa 2,366sf
- Large open rooms, small private spaces/offices, Laundry/breakroom area; 2 restrooms
- Exceptional Parking w/10 spaces; Ideal for Salon, Spa, Offices, Boutique or Gallery
- Available for occupancy
- 1st Floor location
- Future availability in upstairs units

### OFFERING SUMMARY

Lease Rate:	\$25/sf NNN
CAM:	\$3/sf
Available SF:	2,366 SF
Zoning:	CCG-1

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	30,429	92,216	269,762
Total Population	68,177	218,634	660,700
Average HH Income	\$75,157	\$70,310	\$77,952

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2821 Bolton Rd.  
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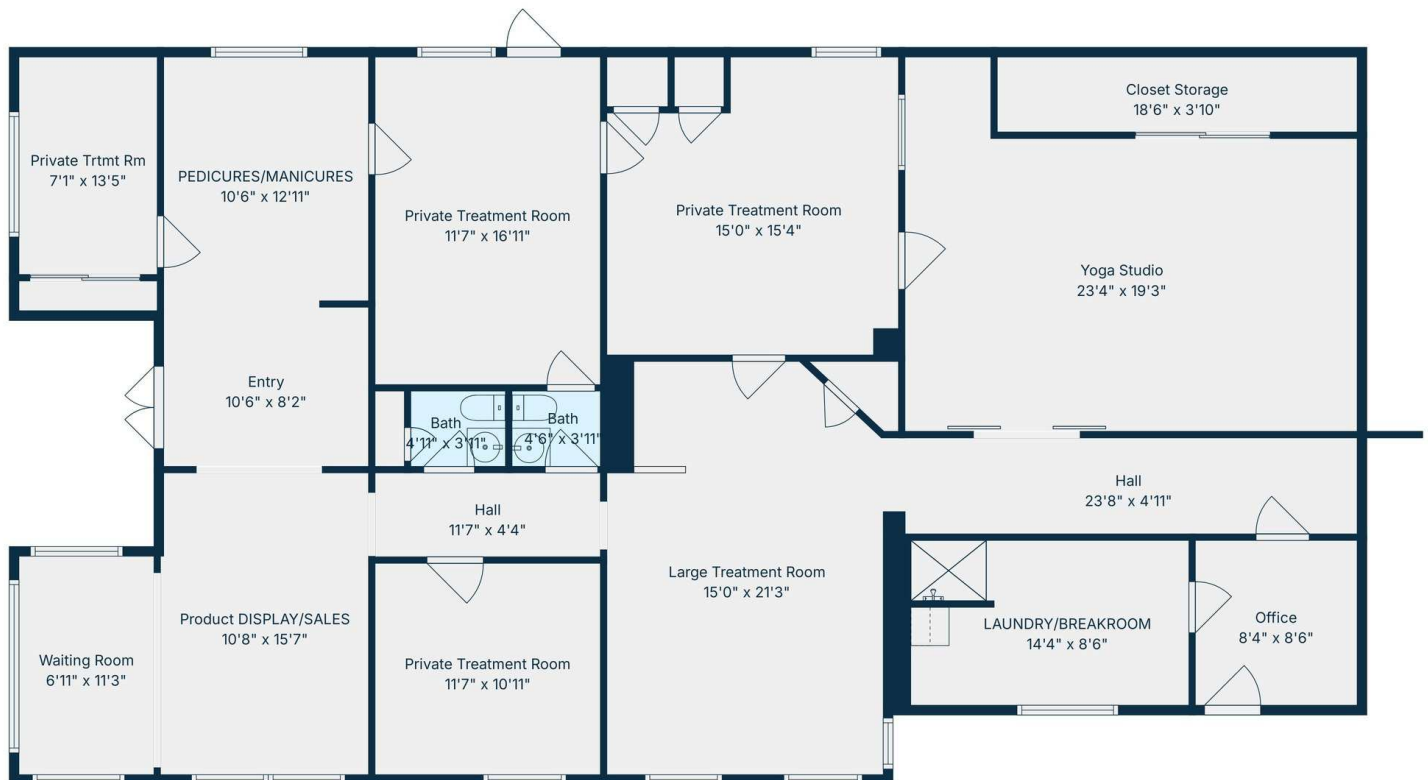
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**TOTAL: 2366 sq. ft**  
FLOOR 1: 2366 sq. ft  
EXCLUDED AREAS: WALLS: 116 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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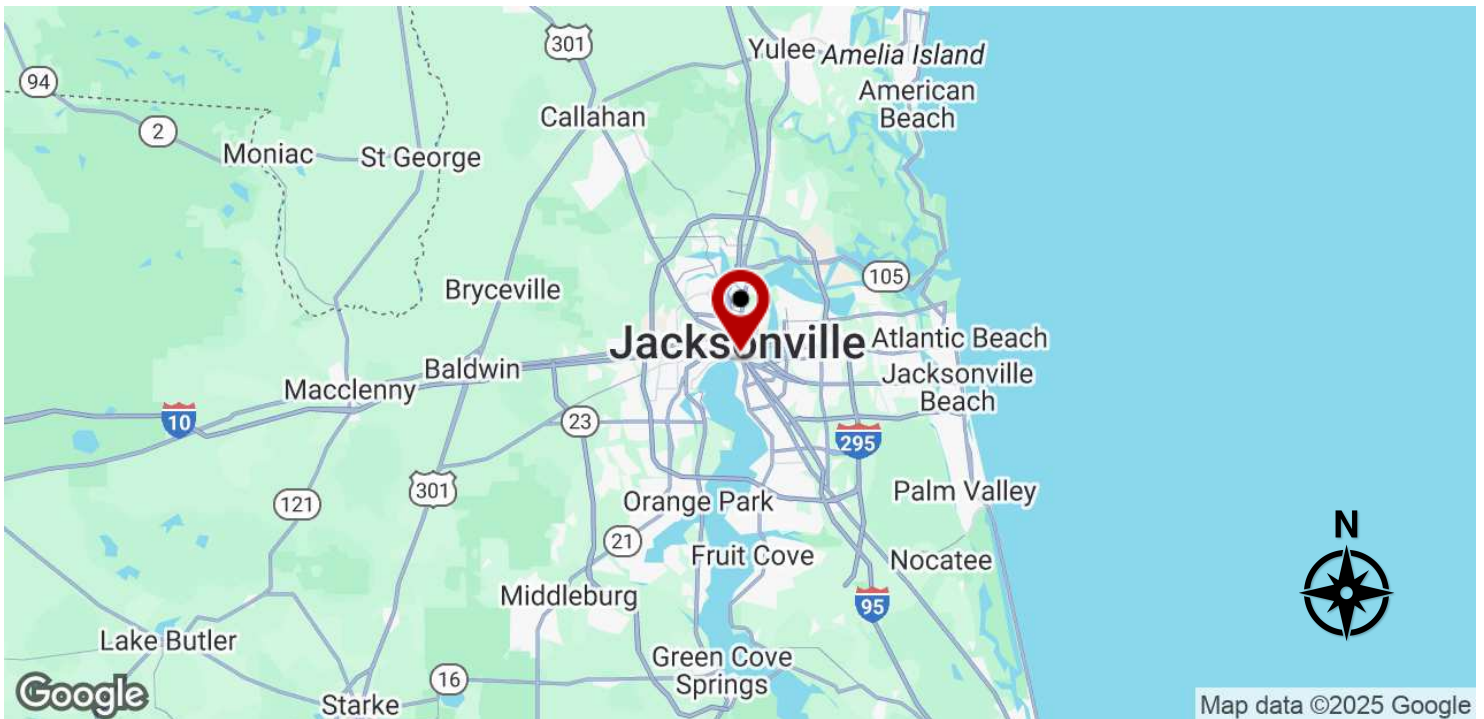
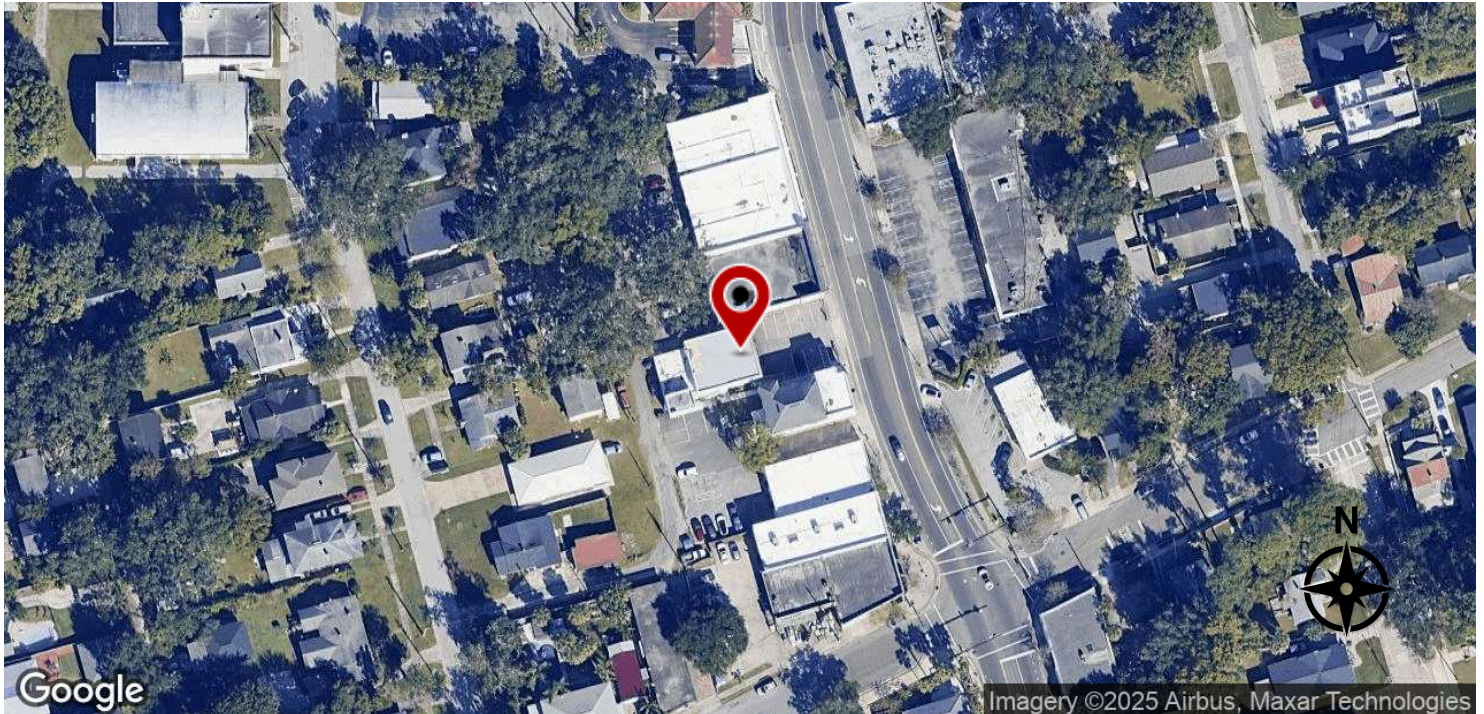


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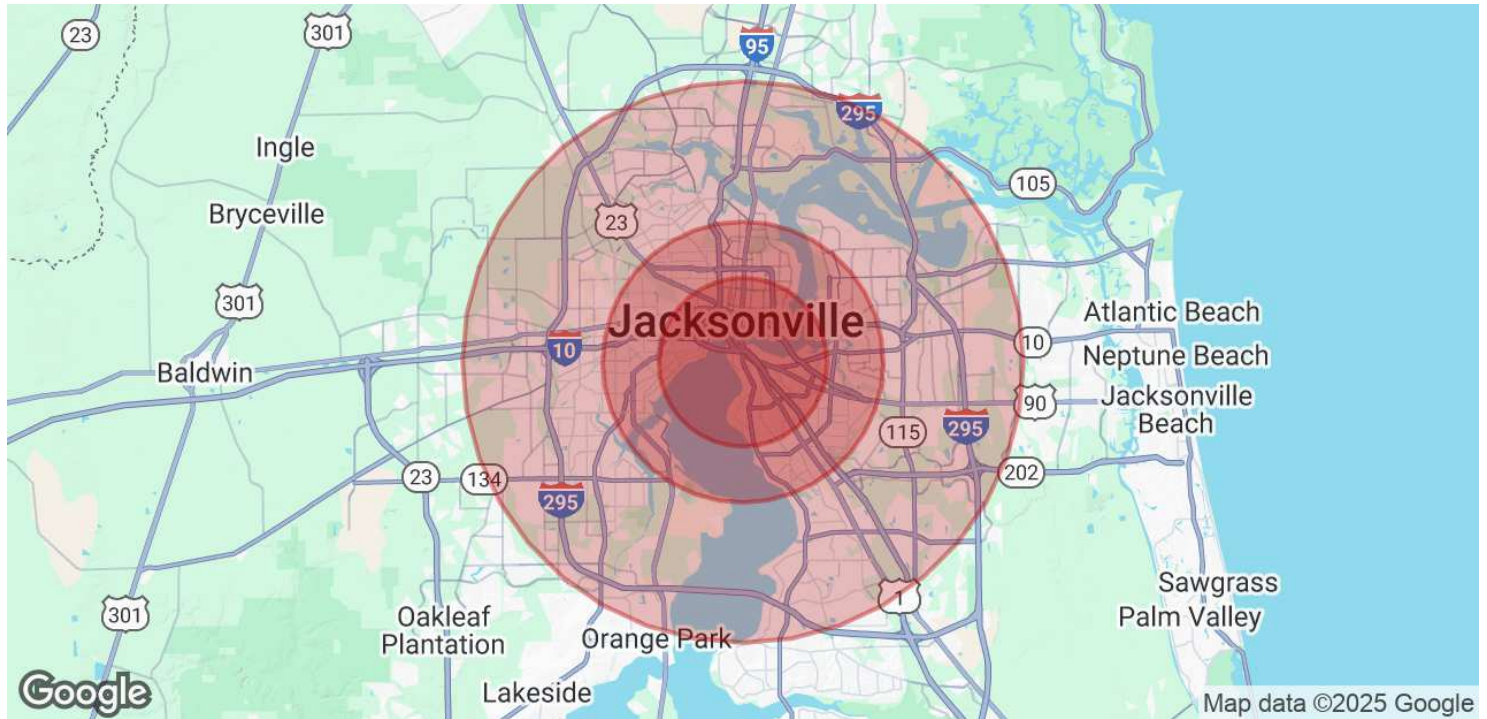


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	68,177	218,634	660,700
Average Age	41	40	40
Average Age (Male)	40	39	38
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	30,429	92,216	269,762
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$75,157	\$70,310	\$77,952
Average House Value	\$356,893	\$298,636	\$282,528

Demographics data derived from AlphaMap

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