

# Marietta Square

8299 West Beaver Street, Jacksonville FL 32220

For Leasing info:

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## Unique Attributes

- Marietta Square is located at the intersection of Beaver Street and Bulls Bay Highway in close proximity to the I-10 and I-295 interchanges, and new Amazon distribution center.
- Anchored by strong performing Rowe's IGA Supermarket, Family Dollar and AutoZone.
- Ground Lease or Build to Suit opportunities available.

## Area Map

Size of Center	64,736 SF
Daily Traffic	13,800 Cars
Parking	347 spaces (5.36/1000)



## Estimated 2019 Demographics

	1 MILE	3 MILES	5 MILES
2019 Estimated Total Population	3,999	34,015	111,156
Est. Annual Population Growth 2019-2024	4%	4.5%	6%
Average Household Income	\$57,040	\$63,827	\$56,048
Median Age	41.3	37.8	35.6
Total Employees	1,486	18,936	46,651



Unit	Tenant	Size
1	Happy Nails	1,300
1A	China Moon	975
2	AVAILABLE	3,300
5	Marietta Pharmacy	900
6	Ashley's Place	1,500
7	Family Dollar	7,000
10-11	Tax Collector	7,475
21	Rowe's IGA	35,500
OP	Autozone	6,786

Key	
■	Dumpster
●	Available
○	Not in Center (NIC)
⇄	Ingress/Egress
Ⓜ	Pylon
●	Proposed Expansion

