Hodges Plaza

~1,920 SF Available

13799 Beach Blvd, Jacksonville, FL 32224

ASHCO CENTERS

Property Overview

Availability: ~1,920 SF

Access: 2 Points of Ingress & Egress

Signalization: Signalized intersection at Beach Blvd & Discovery Way

Parking: ±180 non-exclusive parking spaces

Visibility: Strong visibility from Beach Boulevard

Tenant Layout

Suite	Tenant	Approx. SF
00.	Outparcel	5,046
1.	Cafe 55 - Boba Tea	1,600
2.	Curaleaf	1,300
3.	Available	1,920
4.	Z&G Luxury Hair Studio	1,614
5.	Timeout Sports Grill	4,800
8.	Four Seasons	1,280
8A.	Beauty Spa	1,300
8B.	Muscle Burger	1,600
8C.	OMG Nails & Spa	2,600
9.	Daruma Japanese Steak house	7,120
100.	La Nopalera	4,000
101.	New Leaf	2,292

About the Area

Located in the heart of Jacksonville's Southside, Hodges Plaza sits at the busy crossroads of Hodges Boulevard and Beach Boulevard. This bustling shopping and business complex plays a vital role in connecting the surrounding residential communities with a wide array of commercial offerings, drawing visitors from across Jacksonville.

Demographics

Sourced From CoStar

13799 Beach Blvd	2 Miles	5 Miles	10 Miles
Population	38,636	165,933	430,628
Median Age	38.8	38.5	38
Households	16,236	68,659	175,816
Avg HH Income	$114,824	$111,346	$96,867

Collection Street	Cross Street	Traffic Volume
Hodges Blvd	Beach Blvd	53,723

Complementary Anchors & Neighbors

DARUMA JAPANESE STEAK HOUSE · Panera BREAD · BAPTIST HEALTH · UFHealth UNIVERSITY OF FLORIDA HEALTH
CHASE · TARGET · Walmart · MILLER'S ALE·HOUSE
BANK OF AMERICA · WELLS FARGO · LA NOPALERA Authentic Mexican Restaurant · UNF

ABOUT JACKSONVILLE

A Thriving Market in Florida Largest City

Jacksonville is Florida's largest city by population and land area and serves as a dynamic gateway market with a diverse, growing customer base and dynamic quality of life.

#1 MOST POPULOUS CITY IN FLORIDA

Jacksonville is one of the fastest-growing cities in the Southeast with part of a metro area of **1.7M+** and over **985,000** residents (U.S. Census Bureau, 2023).

TOP 10 U.S. CITY FOR GROWTH

Jacksonville ranks in the top 10 for **net migration** and **job growth** among major metros (Forbes, 2024).

BUSINESS-FRIENDLY CLIMATE

No state income tax or corporate franchise tax on capital stock. Florida consistently ranks among the **top states for business** (Chief Executive Magazine, 2024).

YOUNG & EDUCATED WORKFORCE

Median age of **38** and access to a **regional labor force of over 850,000** across Northeast Florida.

STRONG HEALTHCARE & LOGISTICS INFRASTRUCTURE

Home to Mayo Clinic, Baptist Health, UF Health, and a top 3 port in Florida — making it ideal for **medical, distribution**, and **consumer-facing brands**.

YEAR-ROUND QUALITY OF LIFE

Over **220 days of sunshine** per year, **22 miles of beaches**, a growing downtown, and access to **historic districts, family-friendly suburbs**, and **outdoor recreation**.

MAJOR LEAGUE CITY

An NFL market anchored by the **Jacksonville Jaguars**, delivering national exposure and destination events.

TOP EMPLOYERS IN THE JAX REGION

Florida Blue · Baptist Health · Bank of America · aetna · Deutsche Bank · Southeastern Grocers · VyStar Credit Union · Ascension St. Vincent · Fidelity Investments · TIAA Bank · BROOKS Rehabilitation · UPS · citibank · Fanatics · AT&T · memorialhospital · HASKELL · Wells Fargo · UFHealth · JPMorgan Chase & Co. · onecall · CSX · Johnson & Johnson

About Ashco

Ashco Centers is a Jacksonville-based commercial real estate firm with more than six decades of experience developing and managing Class A retail properties. Our fully integrated team handles leasing, design, development, construction, and property management, creating high-visibility spaces and lasting partnerships that support tenant success.

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