

FOR LEASE

1,504/SF SECOND GENERATION JAX BEACH
RETAIL SPACE



SILVERFIELD COMMERCIAL
REALTY

730 BEACH BOULEVARD, UNIT 102
JACKSONVILLE BEACH, FLORIDA 32250

AVAILABLE

NORTH BEACHES
PHARMACY

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SHOPPING CENTER & AVAILABLE SPACE DETAILS



Address:	730 Beach Boulevard, Unit 102 Jacksonville Beach, Florida 32250
Center Name:	Paradise Plaza
Center Size:	9,650/ SF
Year Built:	2016
Parcel Size:	0.79 acres
Parking Spots:	45
Available Space:	1,504/ SF
Lease Rate:	\$35.00/SF NNN
OPERATING EXPENSES (CAM):	\$6.17/ SF
Availability Date:	Within 30 days

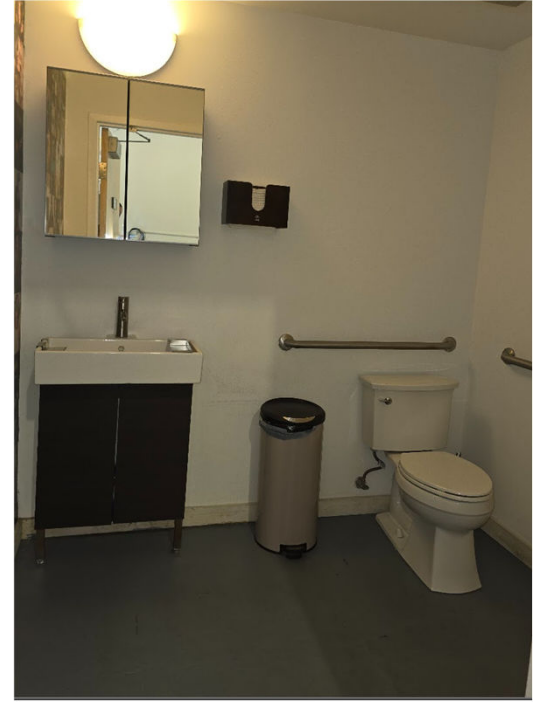
PROHIBITED USERS: smoke shops,
CBD/medical marijuana, vape shops,
restaurants/take out, hair salons

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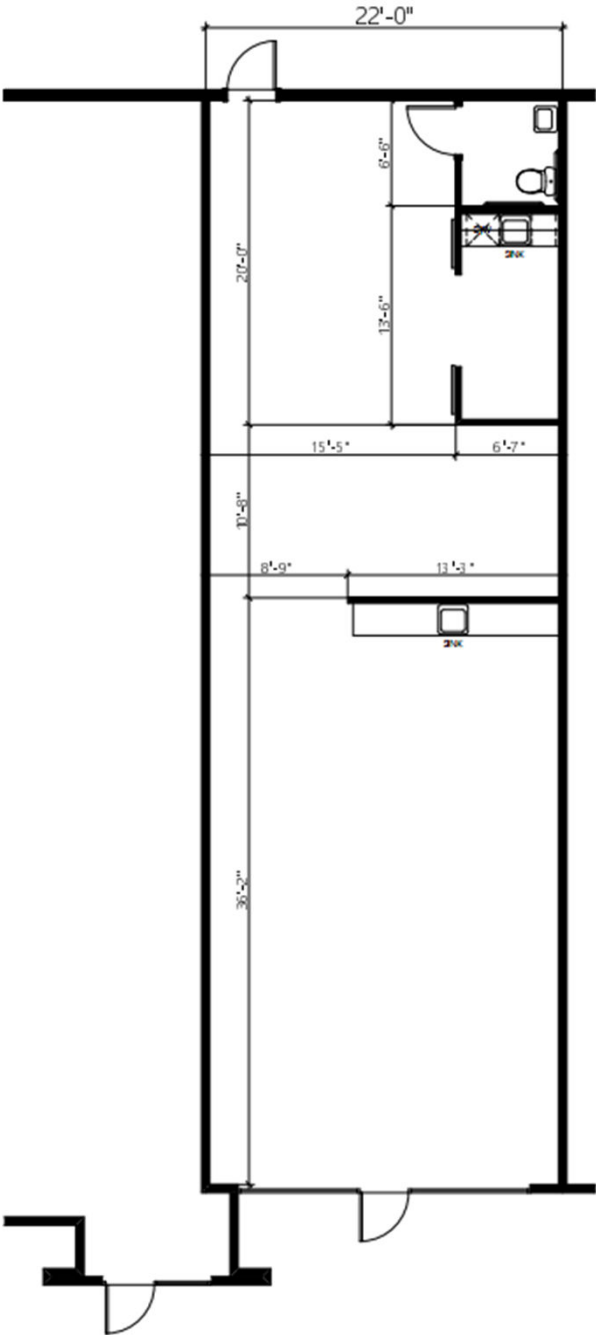
INTERIOR IMAGES



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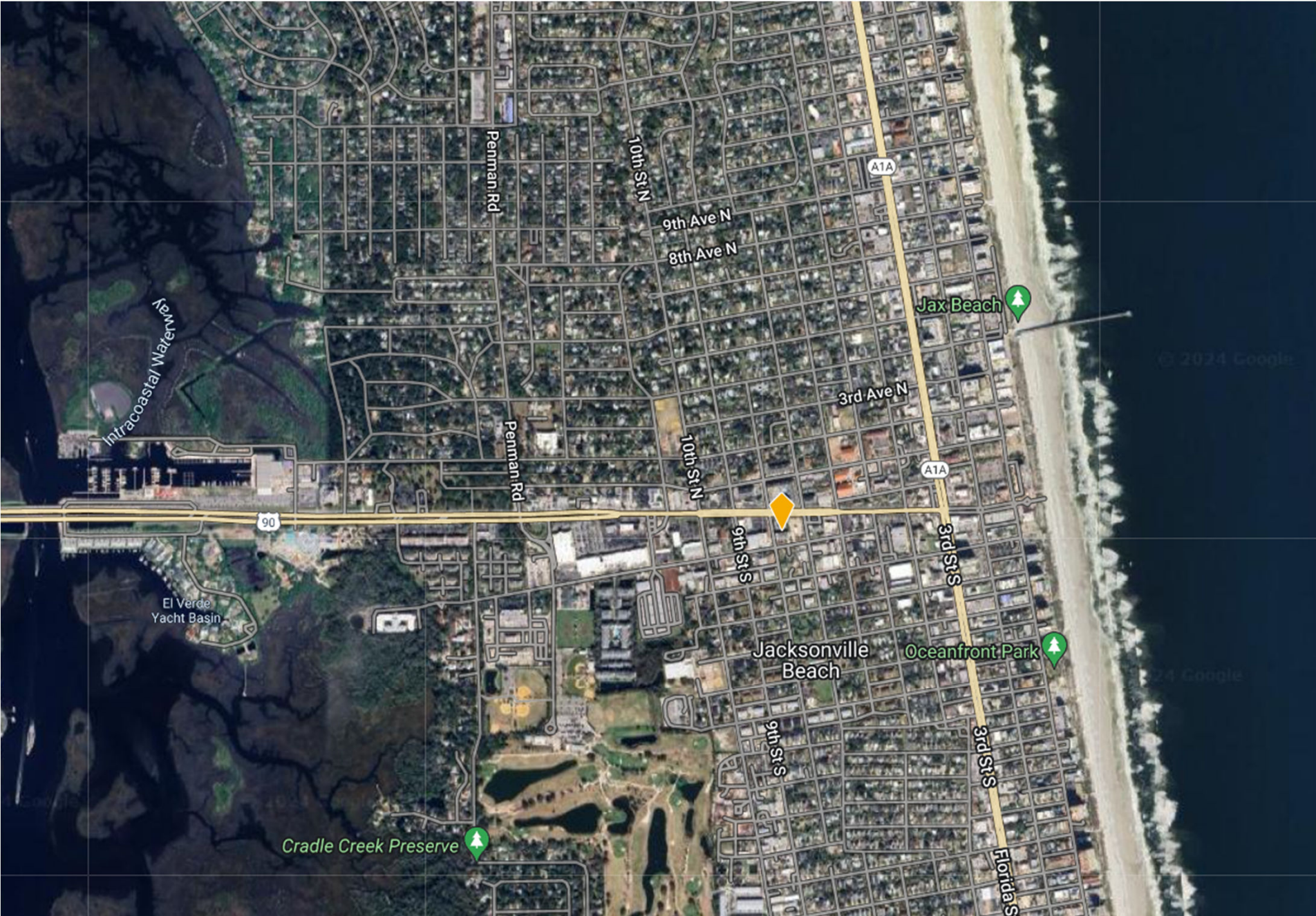
FLOORPLAN



FLOOR PLAN

Proposed - Unit 102 1,504/SF

AERIAL MAP

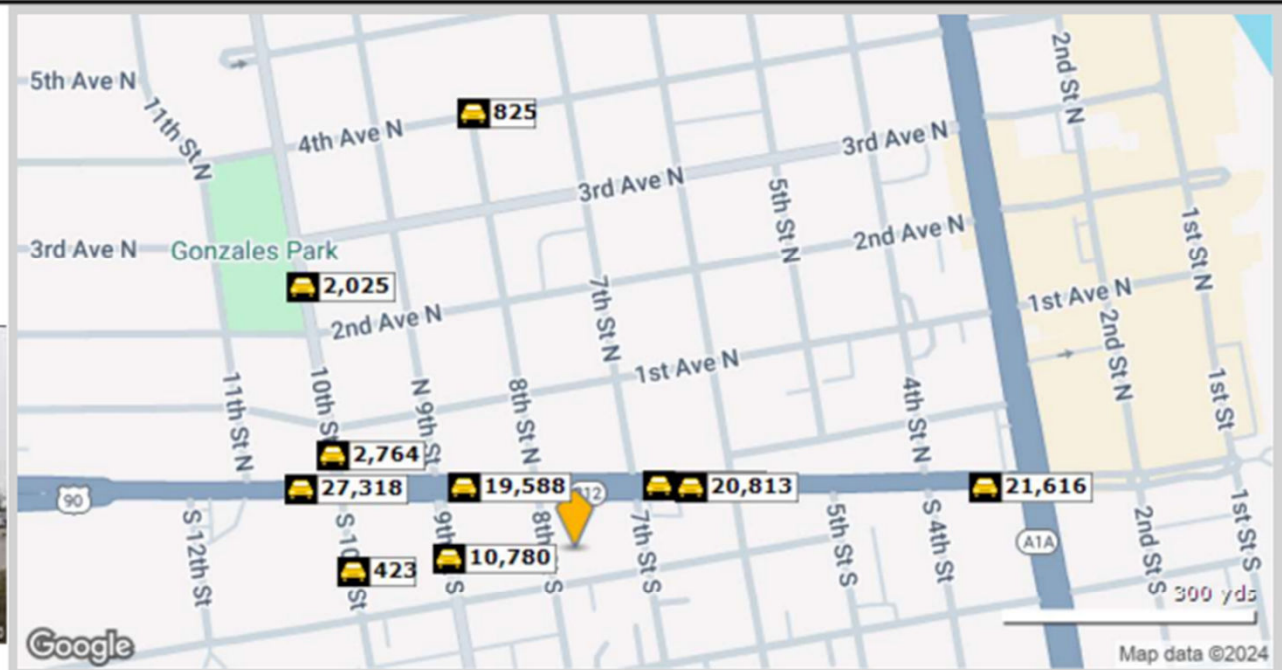


495 TOWN PLAZA AVENUE, PONTE VEDRA BEACH, FL

TRAFFIC COUNTS

730 Beach Blvd, Jacksonville Beach, FL 32250

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **10,000 SF**
 Year Built: **1987**
 Total Available: **1,504 SF**
 % Leased: **84.96%**
 Rent/SF/Yr: **\$34.00**



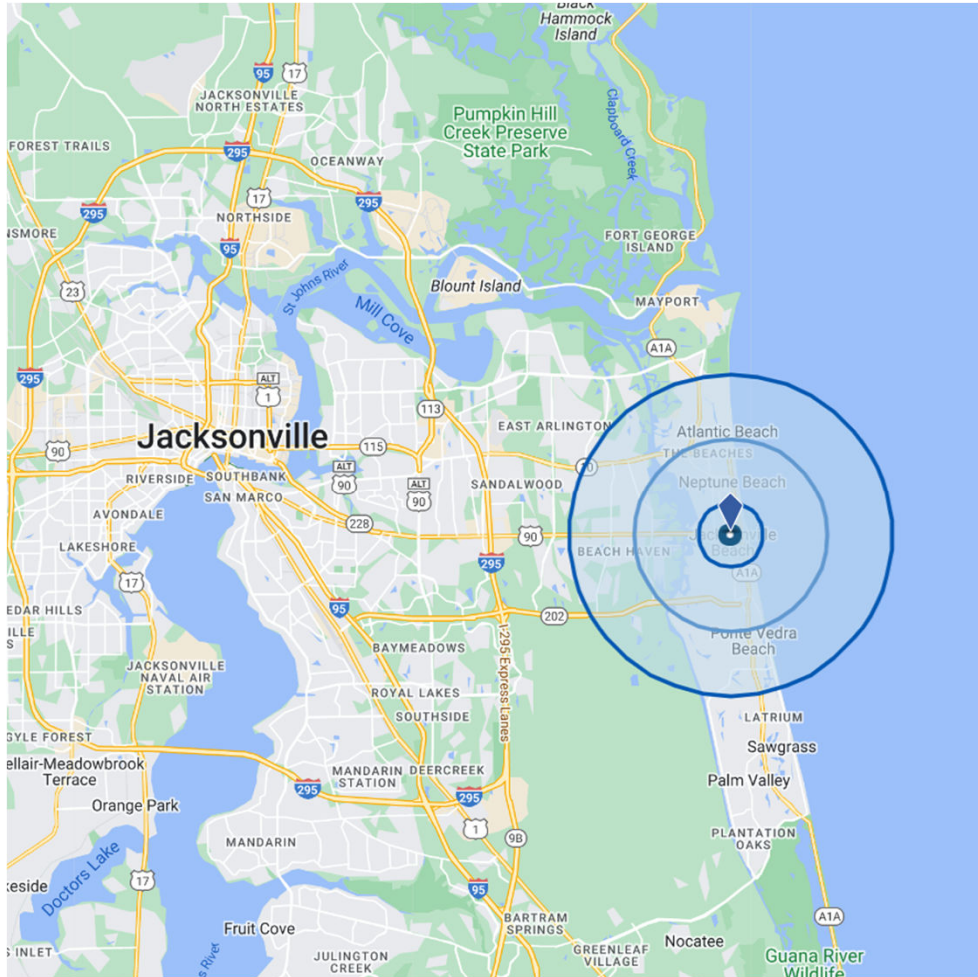
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Beach Boulevard	N 6th St	0.03 E	2020	19,400	AADT	.07
2 S 9th St	PkAve	0.03 S	2022	10,780	MPSI	.08
3 Beach Blvd	S 9th St	0.02 W	2022	19,588	MPSI	.09
4 Beach Blvd	N 6th St	0.03 E	2022	20,813	MPSI	.09
5 10th Street South	PkAve	0.03 S	2022	423	MPSI	.15
6 N 10th St	1st Ave N	0.02 N	2022	2,764	MPSI	.18
7 Beach Blvd	10th St S	0.02 E	2022	27,318	MPSI	.19
8 N 10th St	3rd Ave N	0.03 N	2018	2,025	MPSI	.26
9 Beach Blvd	3rd St N	0.03 E	2022	21,616	MPSI	.29
10 4th Avenue North	N 8th St	0.00 SW	2022	825	MPSI	.31



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9/27/2024

DEMOGRAPHICS



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Secondary: Storefront % Leased: **84.96%**
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Year Built: 1987



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	12,252	50,525	119,865
2024 Estimate	11,611	47,178	110,879
2020 Census	11,073	46,878	109,066
Growth 2024 - 2029	5.52%	7.09%	8.10%
Growth 2020 - 2024	4.86%	0.64%	1.66%
2024 Population by Hispanic Origin			
2024 Population	11,611	47,178	110,879
White	9,800 84.40%	39,693 84.13%	87,449 78.87%
Black	485 4.18%	1,627 3.45%	5,443 4.91%
Am. Indian & Alaskan	17 0.15%	63 0.13%	175 0.16%
Asian	250 2.15%	1,059 2.24%	4,399 3.97%
Hawaiian & Pacific Island	1 0.01%	9 0.02%	42 0.04%
Other	1,058 9.11%	4,726 10.02%	13,371 12.06%
U.S. Armed Forces	40	288	2,236
Households			
2029 Projection	6,080	23,507	52,906
2024 Estimate	5,743	21,883	48,927
2020 Census	5,431	21,619	48,123
Growth 2024 - 2029	5.87%	7.42%	8.13%
Growth 2020 - 2024	5.74%	1.22%	1.67%
Owner Occupied	3,072 53.49%	13,540 61.87%	30,772 62.89%
Renter Occupied	2,671 46.51%	8,343 38.13%	18,155 37.11%
2024 Households by HH Income			
Income: <\$25,000	791 13.77%	2,490 11.38%	5,045 10.31%
Income: \$25,000 - \$50,000	712 12.40%	3,174 14.51%	7,463 15.25%
Income: \$50,000 - \$75,000	827 14.40%	3,113 14.23%	7,871 16.09%
Income: \$75,000 - \$100,000	576 10.03%	2,594 11.85%	5,629 11.51%
Income: \$100,000 - \$125,000	703 12.24%	2,247 10.27%	5,115 10.45%
Income: \$125,000 - \$150,000	399 6.95%	1,930 8.82%	4,639 9.48%
Income: \$150,000 - \$200,000	908 15.81%	2,474 11.31%	4,807 9.83%
Income: \$200,000+	828 14.42%	3,860 17.64%	8,357 17.08%
2024 Avg Household Income	\$119,009	\$124,211	\$122,061
2024 Med Household Income	\$98,523	\$95,855	\$93,137



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