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Beach Blvd Retail & Services

11619 Beach Blvd | Jacksonville, FL 32246

Property Highlights

- Newly renovated 16,000± SF freestanding building offering modern systems, refreshed interiors and updated exterior façade for immediate occupancy
- Prime Beach Blvd frontage with high daily traffic counts and excellent visibility in one of Jacksonville's most active commercial corridors
- Situated on a full 1-acre parcel, providing ample parking, flexible circulation and room for additional site enhancements
- Strategically located with easy access and visibility from I-295, surrounded by dense residential neighborhoods, retail, medical and service-oriented businesses
- Ideal for retail, medical, showroom or service uses, featuring flexible floorplans that can support both single-tenant and multi-tenant configurations
- Adjacent parcel to the west is also available
- Traffic count on Beach Blvd: 58,000 AADT

Asking price: \$5,495,000

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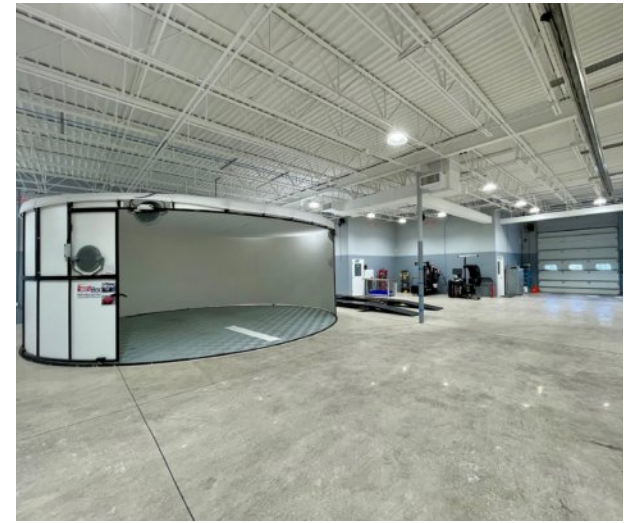
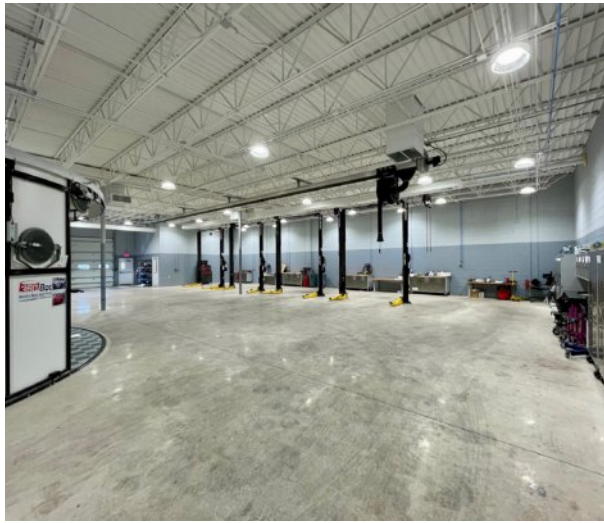
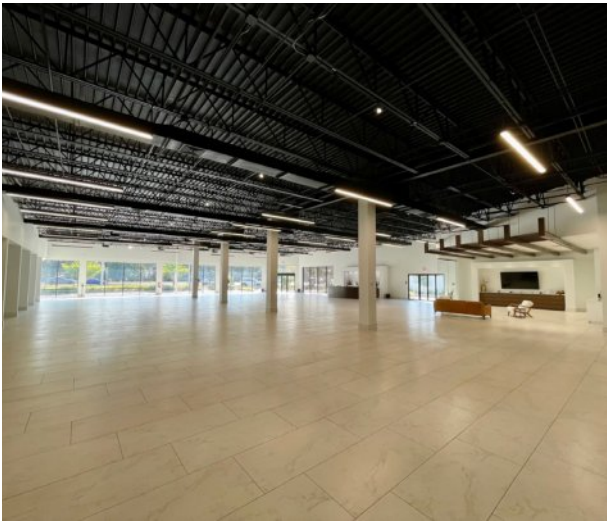
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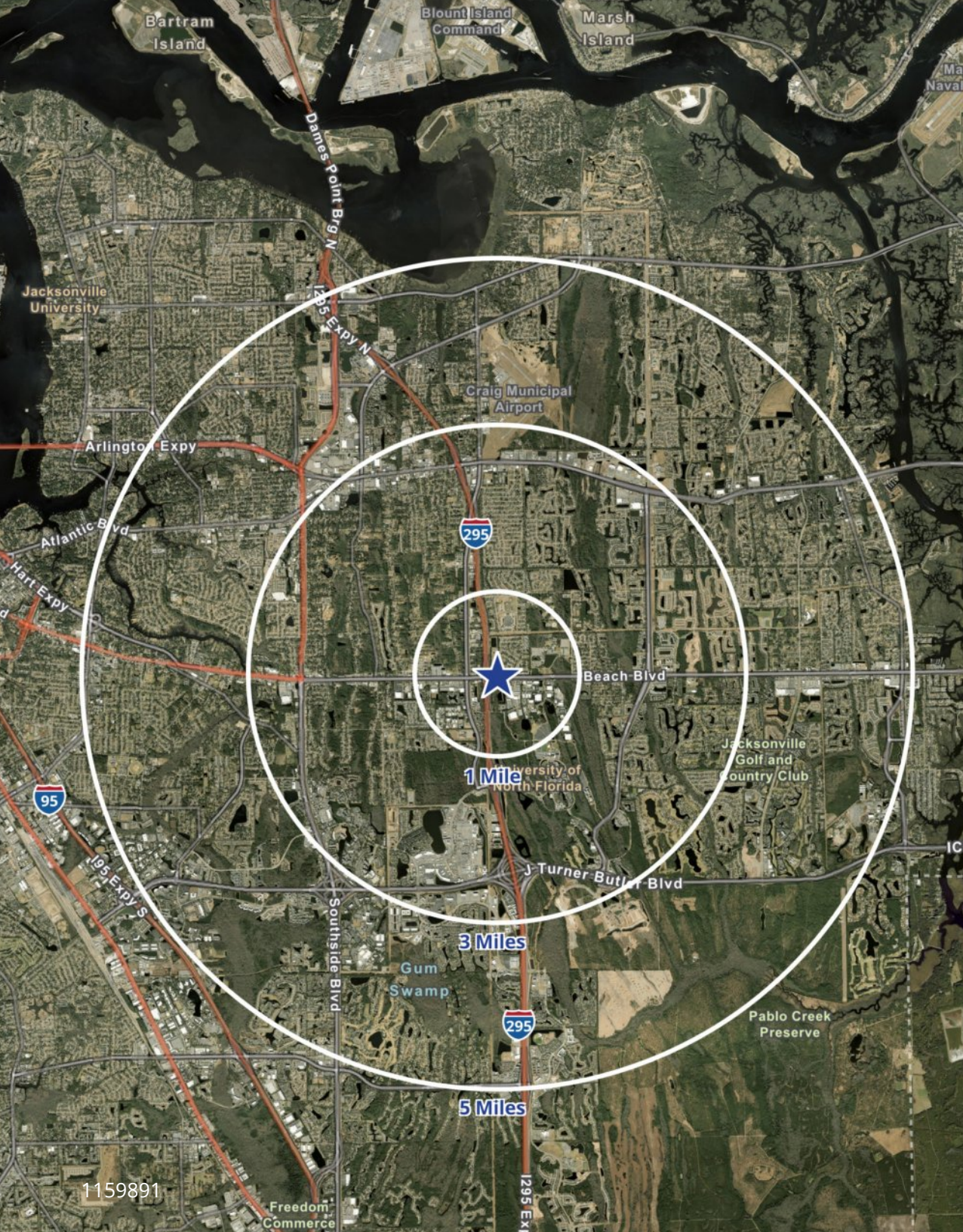
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1159891

Photo Gallery

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Demographics

Source: ESRI Business Analyst, 2025



Population

1 Mile		5,468
3 Miles		83,814
5 Miles		226,479



Daytime Population

1 Mile		11,620
3 Miles		91,846
5 Miles		238,874



Average HH Income

1 Mile		\$55,709
3 Miles		\$104,522
5 Miles		\$104,335



Market Overview

11619 Beach Blvd, Jacksonville, Florida, 32246
3 mile radius

Household & population characteristics



\$77,875

Median household income



\$369,444

Median home value



51.5%

Owner occupied housing units



34.7

Median age



50.5%

Female population



47.2%

% Married (age 15 or older)

Annual lifestyle spending



\$3,128

Travel



\$37

Tickets to Movies



\$101

Theatre/Operas/
Concerts



\$87

Admission to Sports Events



\$10

Online Gaming Services

Households & population



83,814

Current total population



86,619

5 Year total population



34,325

Current total households



36,034

5 year total households

Education

5%

No high school diploma



24%

High school graduate



27%

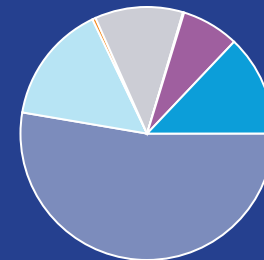
Some college



44%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



3,902

Total businesses



42,386

Total employees

Employment



67%

White collar



19%

Blue collar



14%

Services

3.8%

Unemployment rate

Annual household spending



\$2,304

Apparel & Services



\$218

Computers & Hardware



\$3,824

Eating Out



\$6,786

Groceries



\$6,778

Health Care



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