

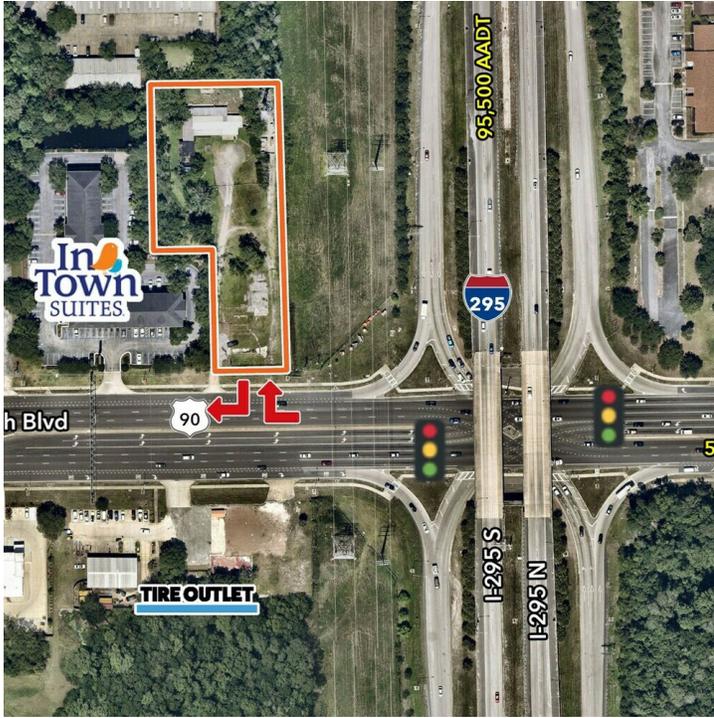
11459 BEACH BOULEVARD, JACKSONVILLE, FL 34426

BEACH BLVD LAND

TYLER POWELL **JEFFREY TERWILLIGER** **LENNY DEGIROLMO**
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OFFERING SUMMARY

Sale Price:	\$2,100,000
Lot Size:	1.6 Acres
Zoning:	CCG-2

PROPERTY OVERVIEW

Take advantage of this 1.6-acre development opportunity in a high-traffic corridor of Jacksonville. Located directly on Beach Boulevard, this site offers excellent visibility, strong daily traffic counts, and easy access.

The property is surrounded by established retail, restaurants, and growing residential neighborhoods, making it ideal for retail, office, medical, or service use. With consistent traffic and a proven retail presence in the area, this is a prime location ready for development.

PROPERTY HIGHLIGHTS

- The building shown on site has been recently demolished.
- Traffic Counts: I-295 - 95,500 AADT; Beach Blvd - 55,500 AADT; St Johns Bluff - 27,000 AADT
- Nearby retail includes Sam's Club, Winn Dixie, Bowlero and Starbucks
- Close proximity to University of North Florida (17,000 students) and FSCJ - South Campus

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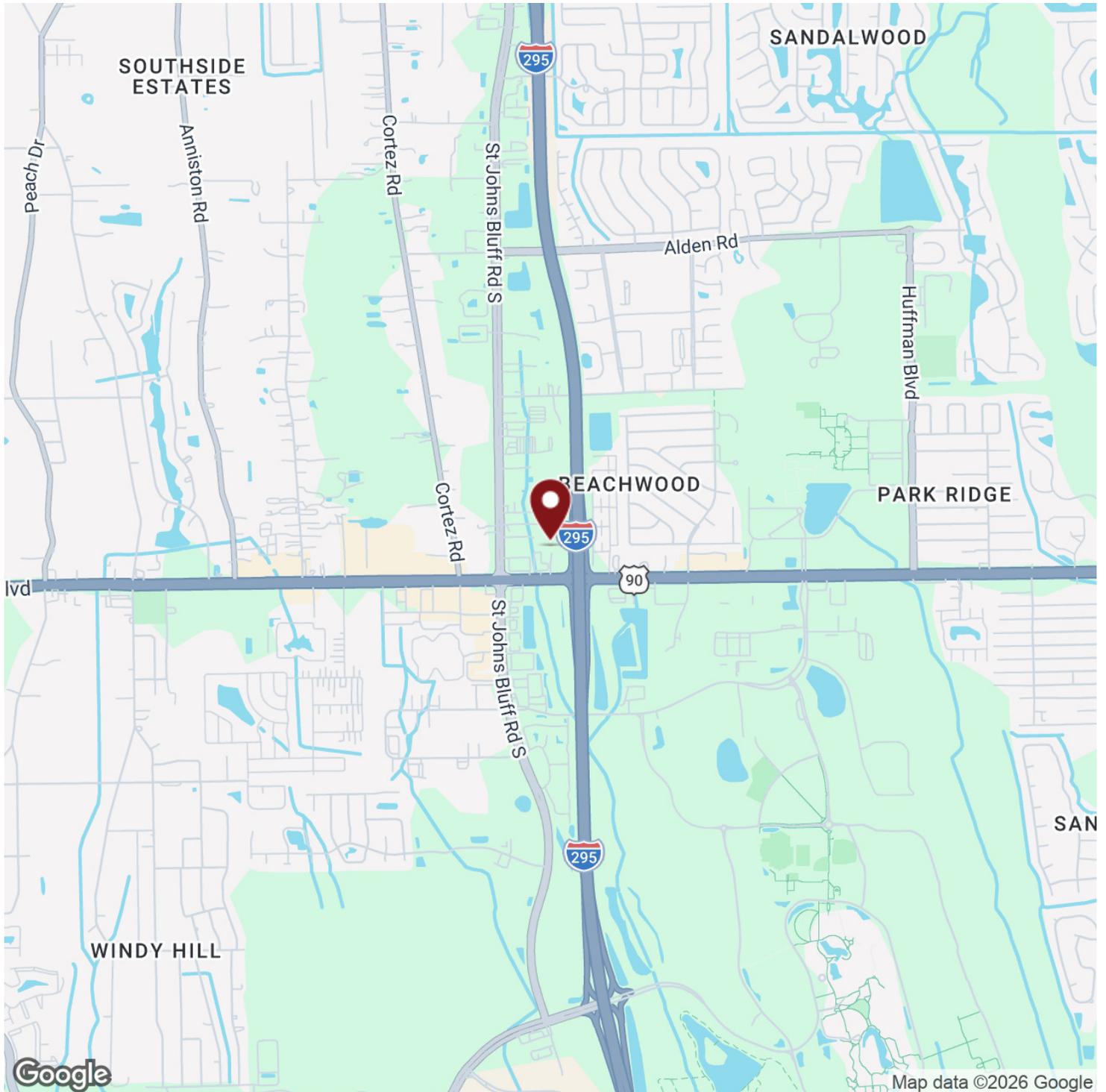
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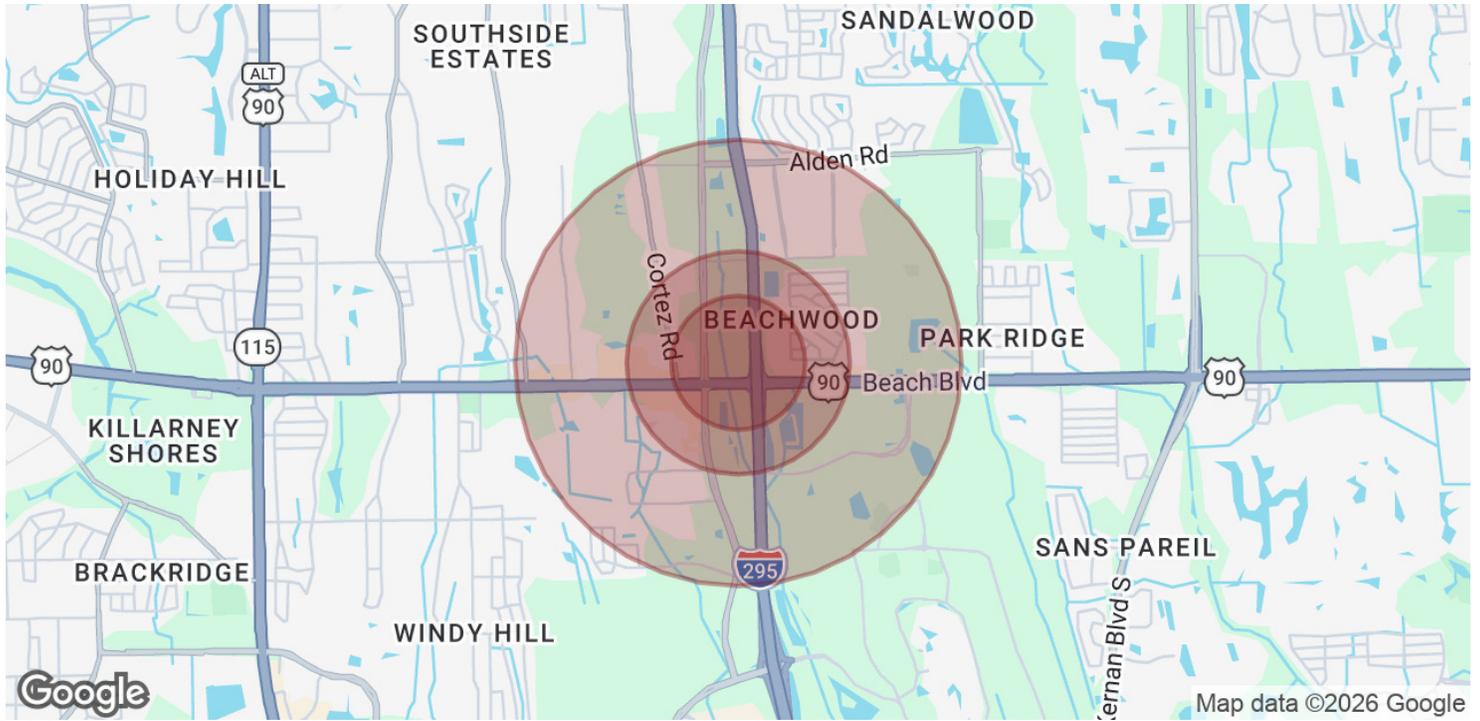
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	499	2,142	6,572
Average Age	37	36	36
Average Age (Male)	36	35	35
Average Age (Female)	38	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	183	803	2,402
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$66,224	\$63,533	\$64,353
Average House Value	\$293,561	\$259,713	\$216,007

Demographics data derived from AlphaMap

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