

Beaulerc Village

9703 San Jose Boulevard, Jacksonville, FL 32257

For Leasing Info:

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Thompson **ACE** Hardware

BIG!LOTS

Unique Attributes

- Located at the intersection of San Jose Boulevard and Old St. Augustine Road.
- Traffic counts over 54,700 per day
- Anchored by a strong performing Big Lots and Ace Hardware.
- Adjacent to Starbucks and Bubbles Car Wash.
- Mandarin sub-market is one of the most affluent communities in Jacksonville with Average HHI of over \$85,000 in a 3-mile radius.
- Close proximity to major highways, I-295 and I-95.
- 1,000 SF Available.

Size of Center	68,846 SF
Daily Traffic	54,700 Cars
Parking	247 (3.59/1,000)

2023 Demographics

	1 MILE	3 MILES	5 MILES
2023 Estimated Total Population	15,396	61,454	149,487
Est. Annual Population Growth 2023-2028	0.3%	0.4%	0.1%
Average Household Income	\$119,907	\$113,386	\$110,687
2023 Daytime Population	11,232	51,389	145,963
Median Age	39.4	39.9	39.2

Area Map





Key

- Dumpster
- Propane Tank
- Available
- Not in Center (NIC)
- Ingress/Egress
- Traffic Light
- Pylon
- Bus Stop
- OSA Old St. Augustine Rd.
- SJB San Jose Blvd

