

FOR LEASE

BEACH BLVD POTENTIAL RESTAURANT

8463 Beach Blvd Jacksonville, FL 32216



PROPERTY DESCRIPTION

Waterfront Commercial Space for Lease in Jacksonville, FL. Prime Location off Beach Blvd with Deep Water Dock, Separate Fenced Lot, Driveway & Versatile Zoning.

This unique commercial property, strategically positioned off Beach Blvd offers 3,862 square feet of heated space on 1.04 acres. This property has high visibility, heavy traffic exposure, and seamless access to major highways, making it an ideal location for employees and customers. The building includes 4 bedrooms, 2 bathrooms, and a full kitchen, offering flexibility for a variety of business uses. The property is set on the water with a private dock (in need of repair), providing a scenic, tranquil setting that is ideal for event spaces.

Whether you're envisioning an upscale dining establishment, a casual waterfront cafe, or a high-end event space, this property has the potential for anything.

Bryce Ocepek

(904) 206-9965

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	4,774 SF
Lot Size:	47,679 SF
Building Size:	4,774 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	257	885	3,927
Total Population	597	2,101	9,706
Average HH Income	\$62,330	\$67,887	\$75,044

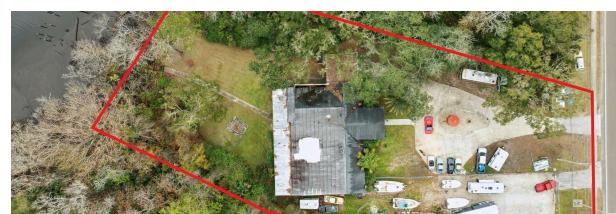


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PHOTOS

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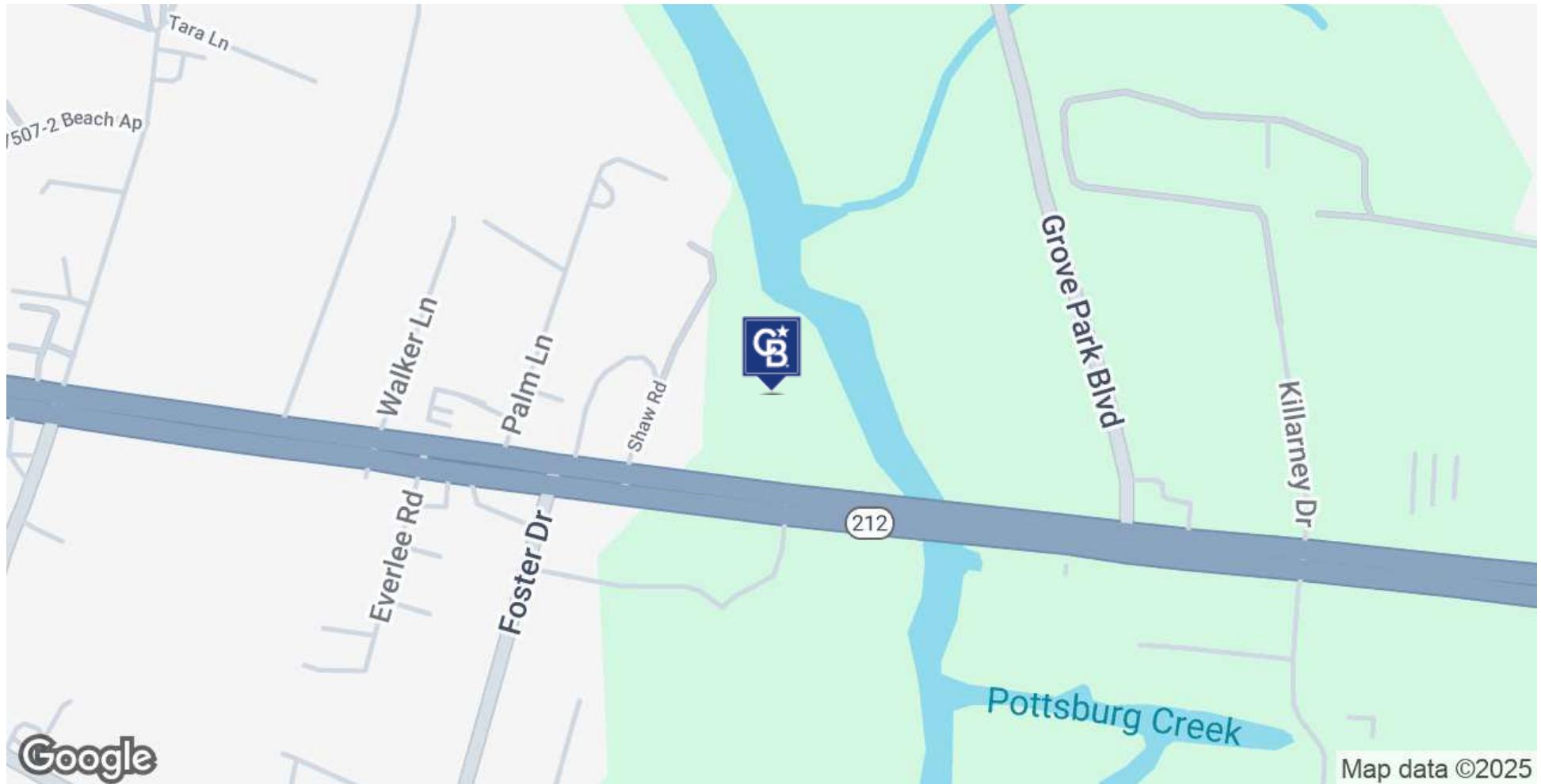


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SITE LOCATION

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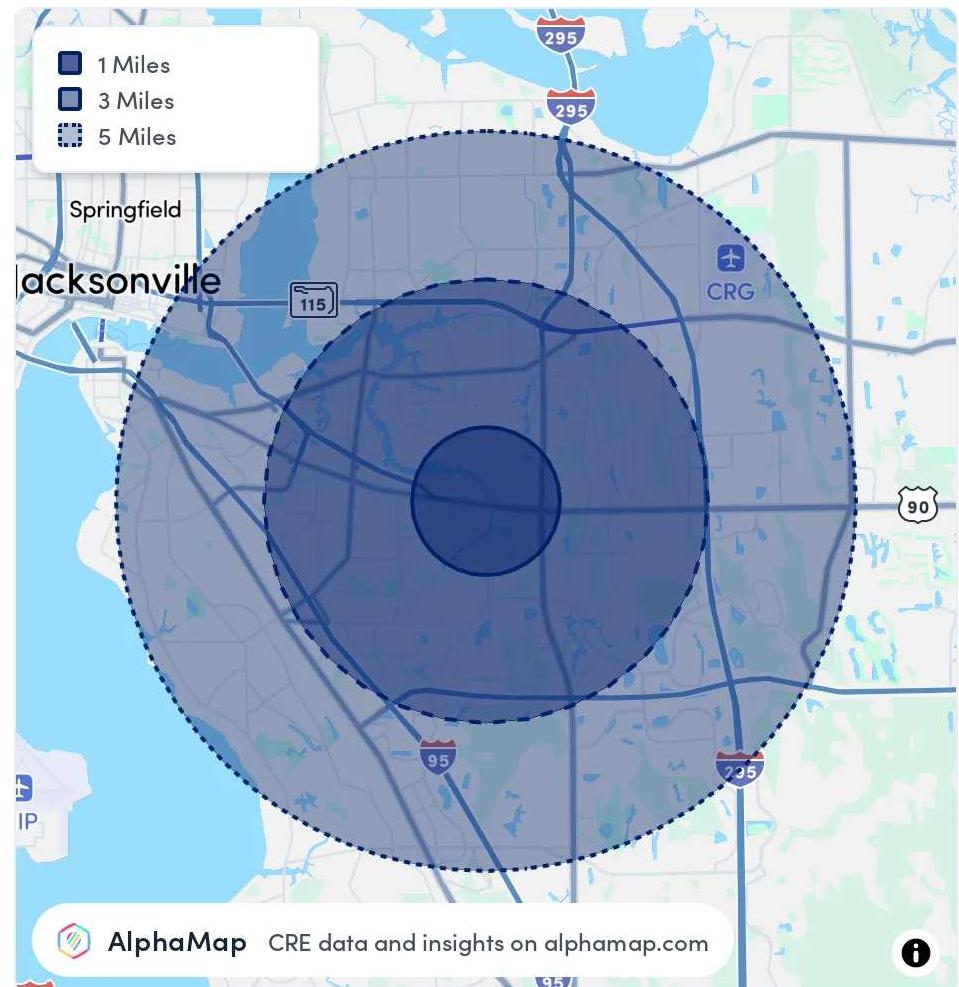
AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,706	93,237	247,567
Average Age	41	39	39
Average Age (Male)	39	38	38
Average Age (Female)	42	40	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,927	39,009	102,645
Persons per HH	2.5	2.4	2.4
Average HH Income	\$75,044	\$78,215	\$80,280
Average House Value	\$247,821	\$273,948	\$293,363
Per Capita Income	\$30,017	\$32,589	\$33,450



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BROKER INFO

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BRYCE OCEPEK

Broker/Owner

bryce@anabasisreit.com

Direct: (904) 206-9965

PROFESSIONAL BACKGROUND

Bryce Ocepek is the Lead Broker for Coldwell Banker Commercial Anabasis Realty. Bryce's expertise lies in commercial real estate, where he has directed all investment activities, including acquisitions, project financing, property management, dispositions, and risk management for Anabasis Real Estate Investment Trust (REIT). His proven ability to identify and secure distressed multifamily, commercial, and residential investment properties has been instrumental in the growth of Anabasis REIT, which currently boasts \$10 million in AUM. Before co-founding Anabasis Realty, Bryce honed his skills at Berkshire Hathaway, Pineywoods Realty, and EquityPro. Over his career, he has successfully brokered the sale of more than \$60 million in residential and commercial real estate. A proud alumnus of Florida State University, Bryce holds a Bachelor's degree in Finance with a specialization in Real Estate. As a licensed Florida Real Estate Broker, he leads a dynamic team of agents at Coldwell Banker Anabasis Realty and Coldwell Banker Commercial Anabasis Realty. His leadership, market expertise, and commitment to excellence continue to drive the company's mission of delivering exceptional service to Northeast Florida's residential and commercial real estate markets.

Anabasis Realty
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