

# AUTOMOTIVE CENTER FOR LEASE

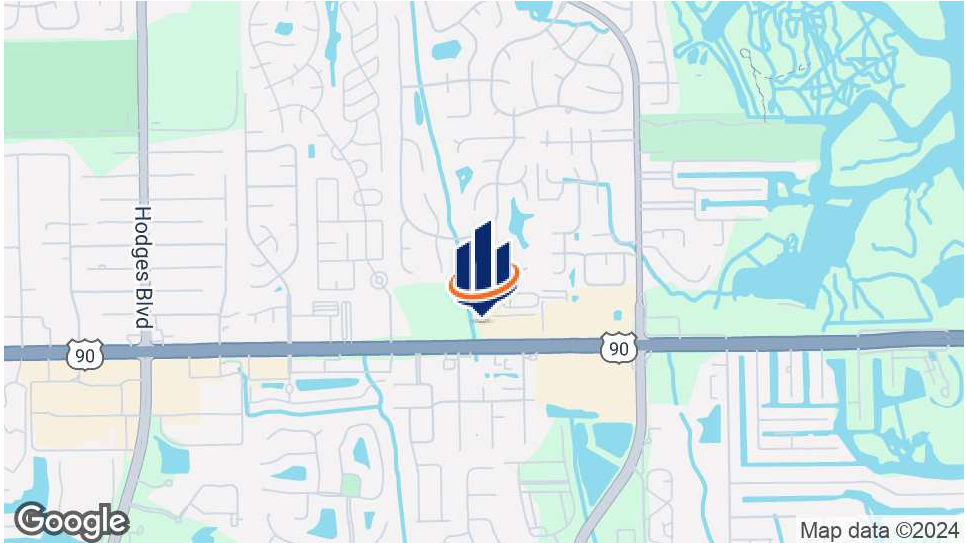
14125 BEACH BOULEVARD  
JACKSONVILLE, FL 32250

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# Property Summary



### OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Available SF:	13,508 SF
Building Size:	13,508 SF
4 Dock Doors	10' X12' Grade Level
Total Office Space	5611 SF
Total Shop Space	7897 SF
Zoning	PUD
Parking	35 Spaces

### PROPERTY DESCRIPTION

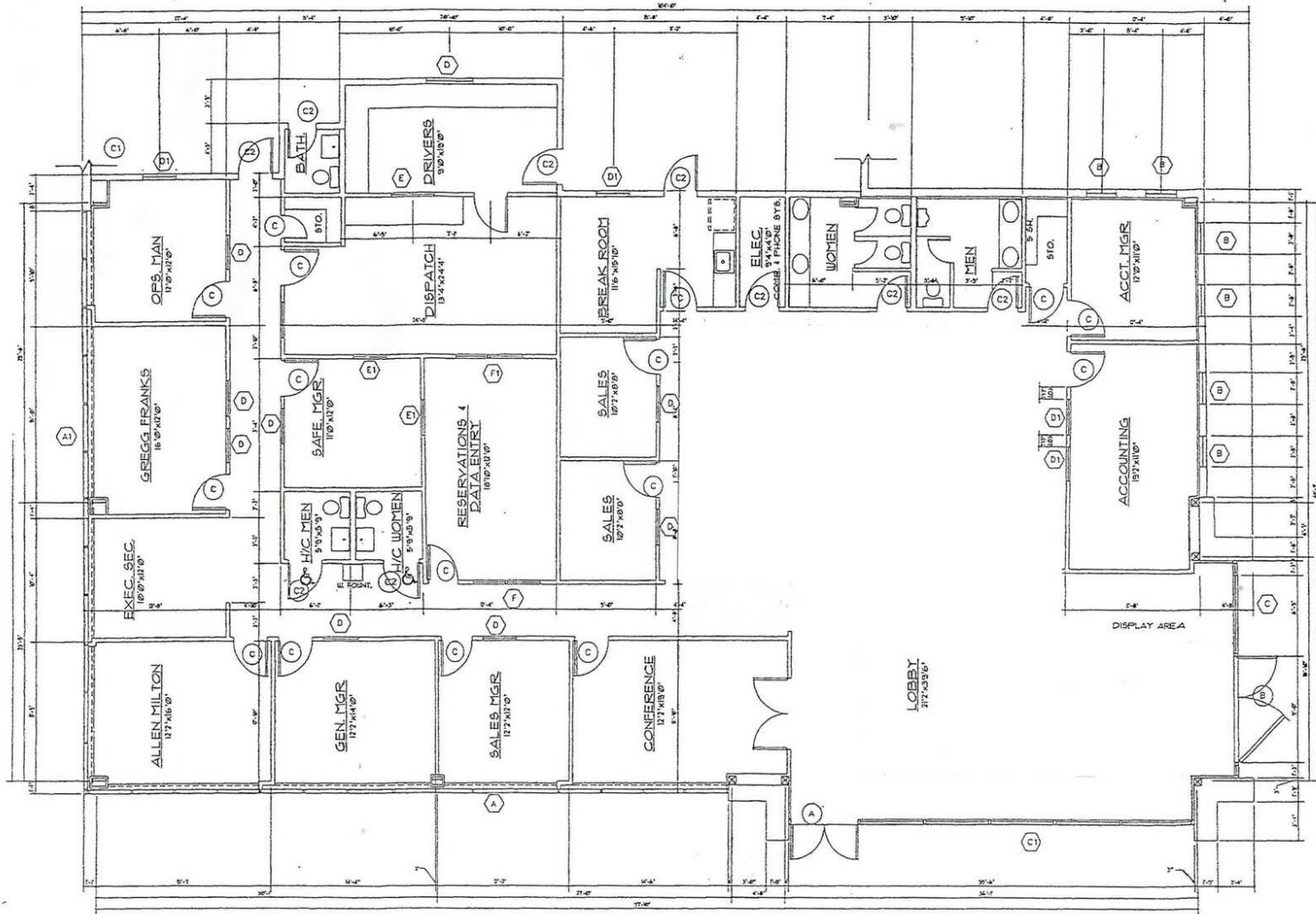
The subject property is a 13,508 SF Office/Warehouse/Shop located at 14125 Beach Boulevard. The building sits on 2.09 acres of land including retention. The has 155' of Beach Blvd frontage and is 562' deep. It is comprised of 5,611 SF of professional office space and 7,897 SF of automotive shop space.

### PROPERTY HIGHLIGHTS

- 13,508 SF office building
- 1 unit for versatile use
- Built in 1995 for modern appeal
- Zoned PUD for flexible development
- Prime location in Jacksonville Beach
- Sits on 2.09 acres

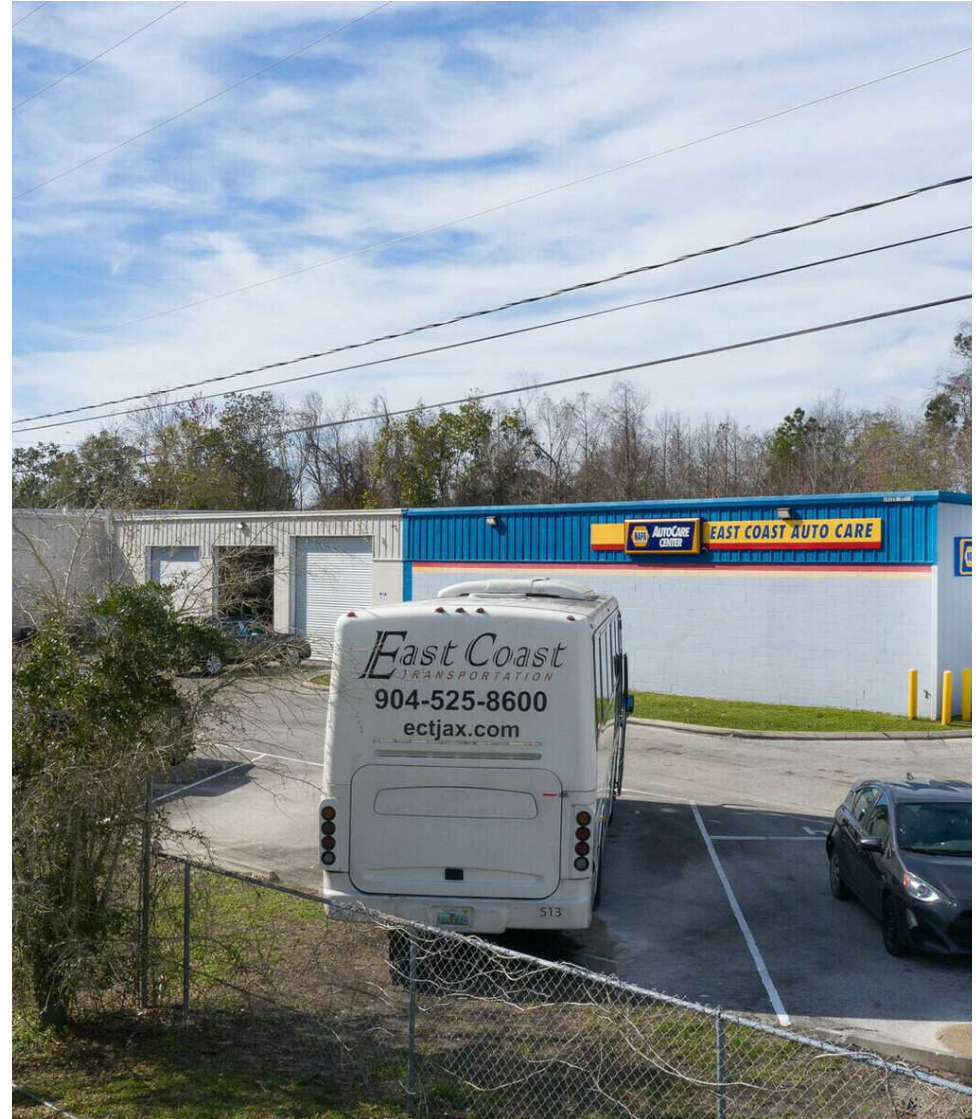
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# Office Floor Plan



METAL BUILDING PACKAGE	
EAST COAST TRANSPORTATION	
HEADQUARTERS	
JACKSONVILLE, FLORIDA	
FLOOR PLAN	
DRAWN BY:	ALM
CHECKED BY:	
DATE:	

# Shop Area Photos

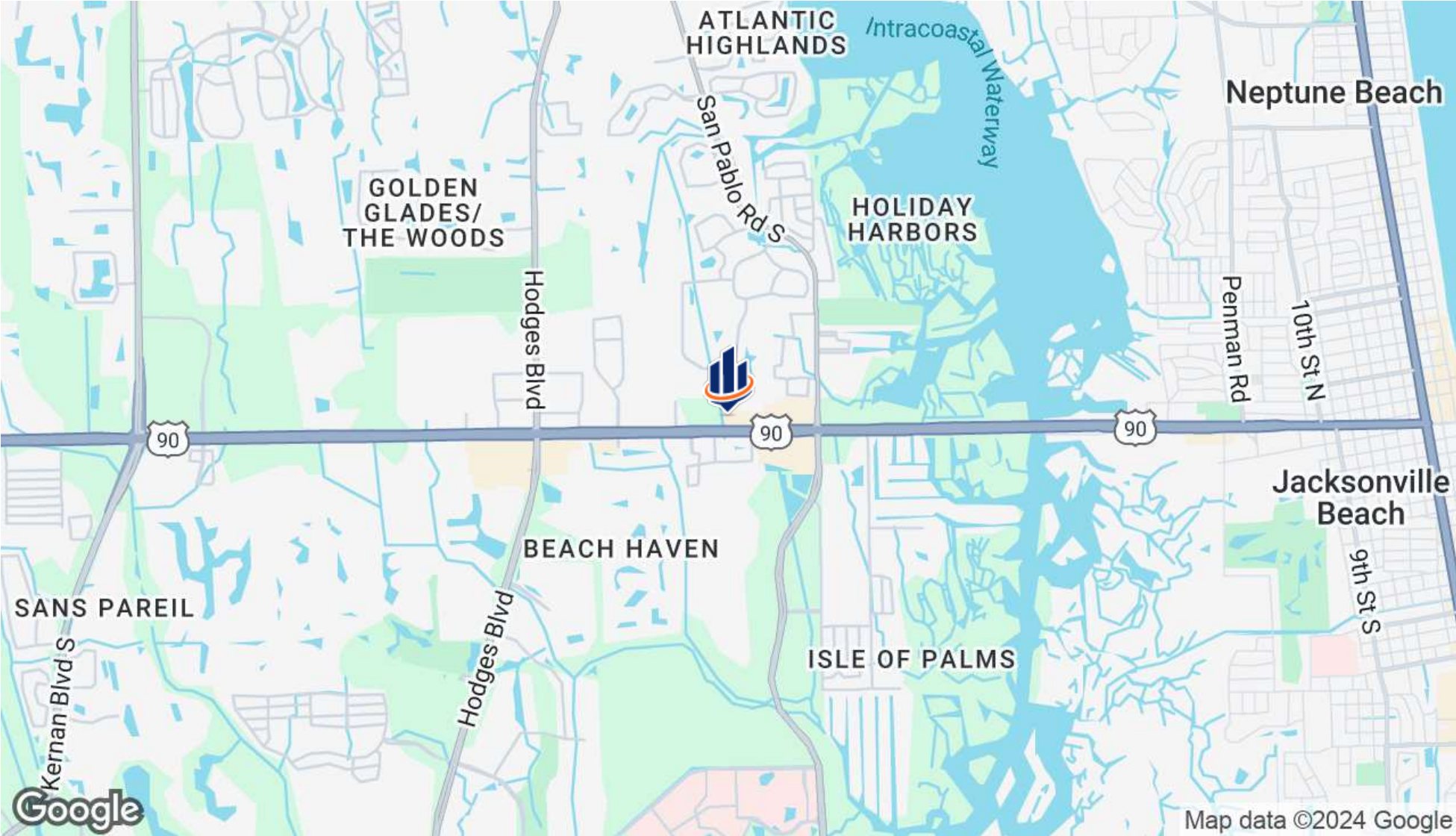


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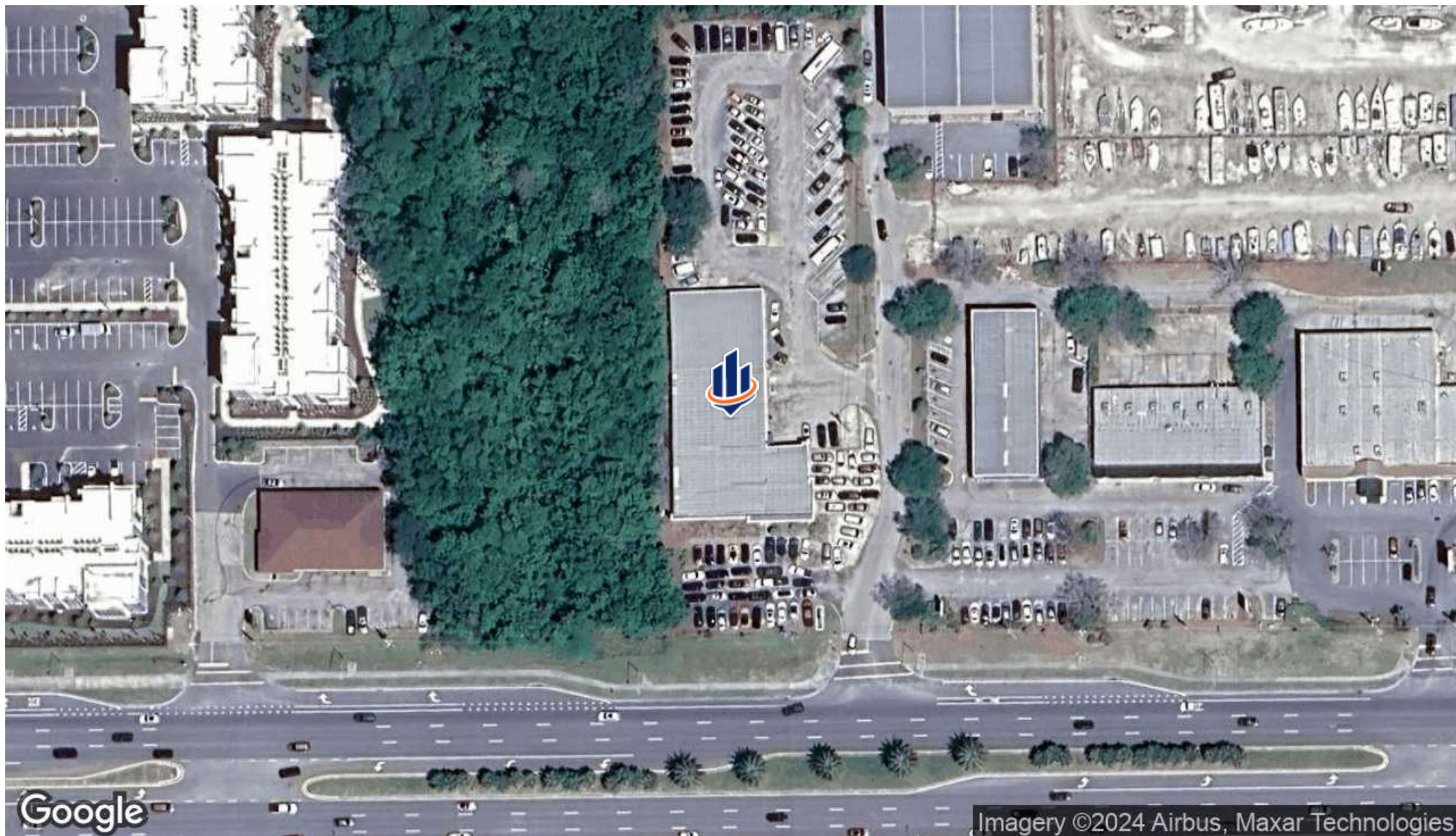
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# Location Map



# Aerial Map



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# Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,103	74,207	169,275
Average Age	39	42	41
Average Age (Male)	38	41	40
Average Age (Female)	40	43	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,698	31,455	70,075
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$114,229	\$133,232	\$124,622
Average House Value	\$478,100	\$506,957	\$496,447

Demographics data derived from AlphaMap