

BEACHSIDE PROFESSIONAL CENTER

1909 BEACH BLVD
JACKSONVILLE BEACH, FL 32250

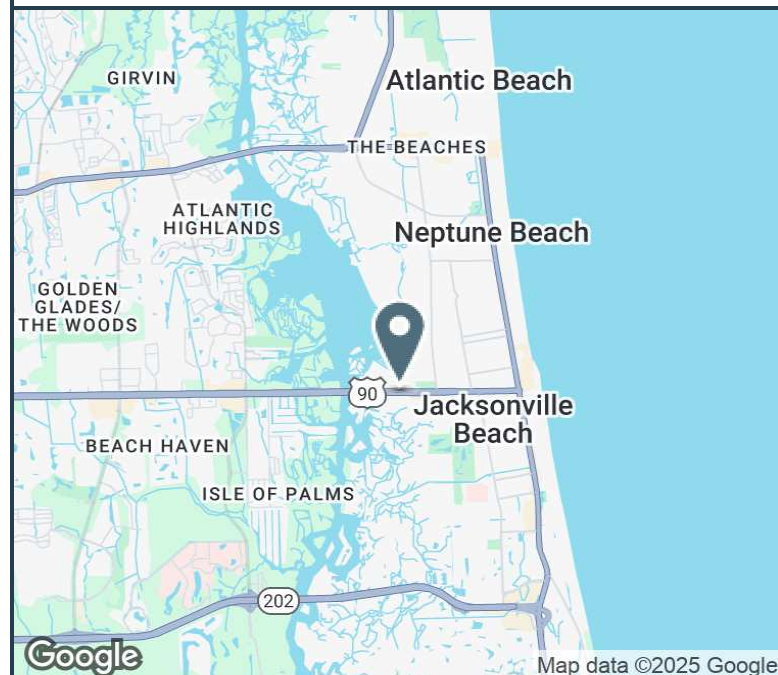


OFFICE BUILDING FOR SALE

- Offered at \$5,250,000
- 17,658 SF Two-Story Office Building
- 100% Leased – Stable income with a diversified tenant mix (medical & professional)
- Constructed in 2008 with reinforced concrete and modern building systems
- JC-2 Zoning – Allows for a broad range of commercial uses
- Attractive Key West Architectural Style
- Elevator, Fire Sprinkler, and Alarm Systems in place
- Individually metered electric, bathrooms and HVAC per suite
- 77 Surface Parking Spaces (4.4/1,000 SF) surrounding the building
- Signalized access on Beach Blvd with rear entry via Penman Road
- Located across from Adventure Landing, just east of the Intracoastal Waterway
- Minutes from Mayo Clinic, Baptist Beaches Hospital, and Jacksonville Beach

AVAILABLE SPACES

| | | |
|------------|-------------|---------------|
| SALE PRICE | \$5,250,000 | \$309.53 / SF |
|------------|-------------|---------------|



ALEX EVANS
Broker / Owner

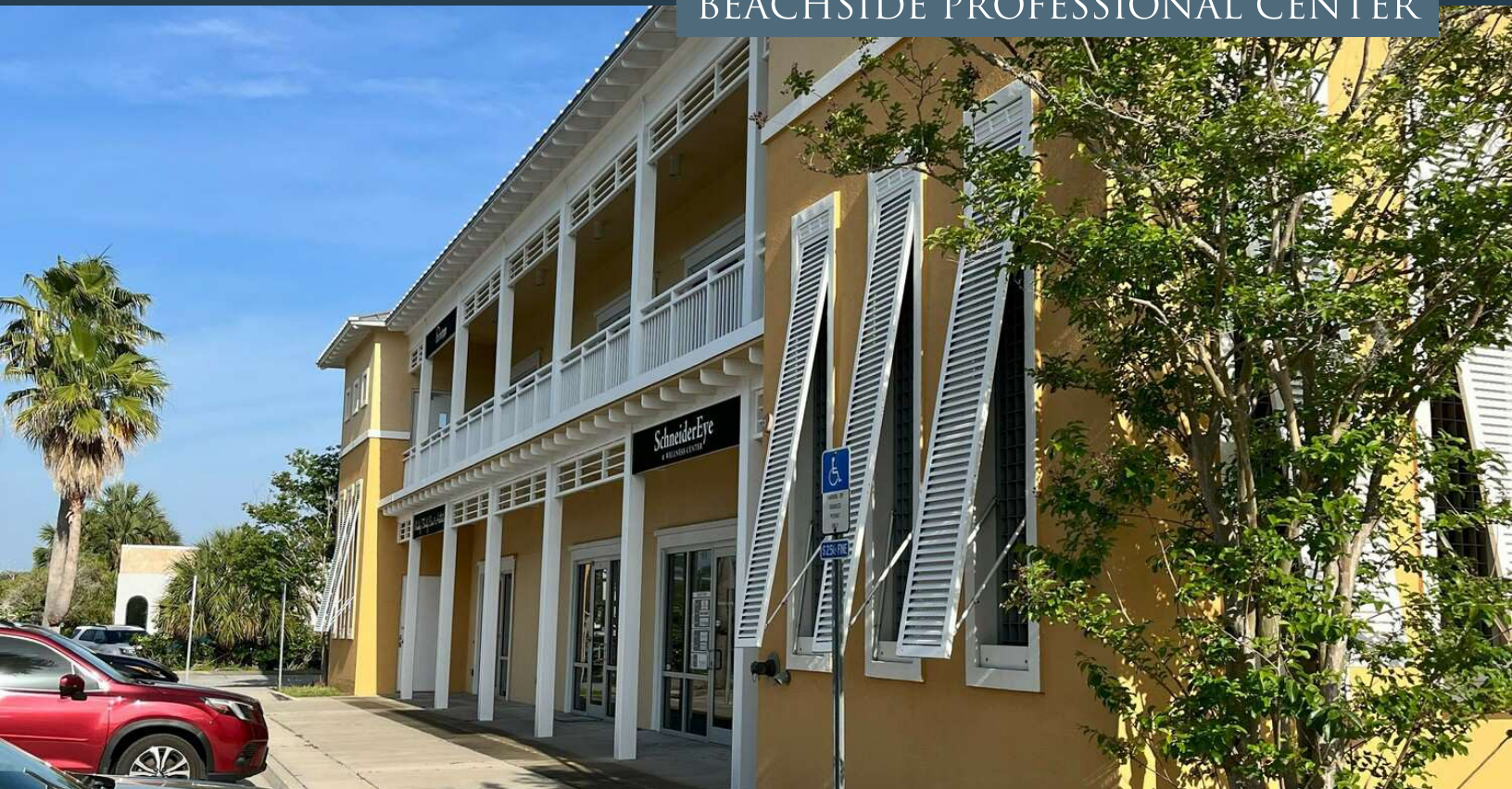
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EVANS COMMERCIAL
PROPERTIES, INC.

SUMMARY

BEACHSIDE PROFESSIONAL CENTER



PROPERTY DESCRIPTION

100% leased, attractive Key West-style office building offers 17,672 SF of professional space on two stories, ideally situated on a 1.09-acre lot. Built in 2008 with reinforced concrete construction, this property delivers lasting quality in a highly desirable coastal location.

LOCATION DESCRIPTION

Located in the core of Jacksonville Beach's commercial corridor, the property benefits from a high-visibility position along Beach Boulevard, one of the area's primary east-west thoroughfares. The surrounding area supports a strong office tenant base, with proximity to a range of business services, dining options, and retail amenities. Key nearby attractions include the Jacksonville Beach Fishing Pier, Seawalk Pavilion, and the Beaches Town Center, all contributing to sustained commercial activity and foot traffic. The area is well-established as a desirable submarket for office investment, offering a strategic location for tenants seeking accessibility, visibility, and proximity to both the beach and key business hubs, including the Mayo Clinic and Baptist Beaches Hospital.

OFFERING SUMMARY

| | |
|------------------|--------------|
| Sale Price: | \$5,250,000 |
| Number of Units: | 6 |
| Lot Size: | 1.01 Acre |
| Building Size: | 17,658 SF |
| NOI: | \$355,410.00 |
| Cap Rate: | 6.77% |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 247 | 656 | 2,987 |
| Total Population | 590 | 1,564 | 6,780 |
| Average HH Income | \$167,555 | \$153,324 | \$137,373 |

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ADDITIONAL PHOTOS

BEACHSIDE PROFESSIONAL CENTER



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