



8068 West Beaver Street

Jacksonville, Florida 32220

Property Highlights

- Strong visibility & frontage along W Beaver St, a high-traffic road
- Convenient access to I-10 and I-295 for seamless connectivity
- Surrounded by established residential, retail, and industrial users
- On-site parking & easy ingress/egress for customers & employees
- Business is currently operational and not included in sale price
- Please do not disturb business or discuss with employees
- Adjacent parcels available for corner expansion up to 1.27 acres

Property Overview

Versatile commercial opportunity in a well-traveled corridor on Jacksonville's Westside. The property benefits from strong frontage along West Beaver Street, providing excellent visibility and easy access for both local and through-traffic. Surrounded by established residential neighborhoods, service businesses, and industrial users, the location supports a wide range of commercial uses. Its proximity to major roadways, including I-10 and I-295, enhances connectivity throughout the Jacksonville market.

Offering Summary

| | |
|----------------|--|
| Sale Price: | Subject To Offer |
| Building Size: | 3,915 SF |
| Lot Size: | 0.25 Acres |
| Zoning: | CCG-2 |
| Parking: | 6 Spaces |
| Traffic Count: | 10,500 AADT on Beaver Street 11,500 AADT on Cahoon Road |

For More Information



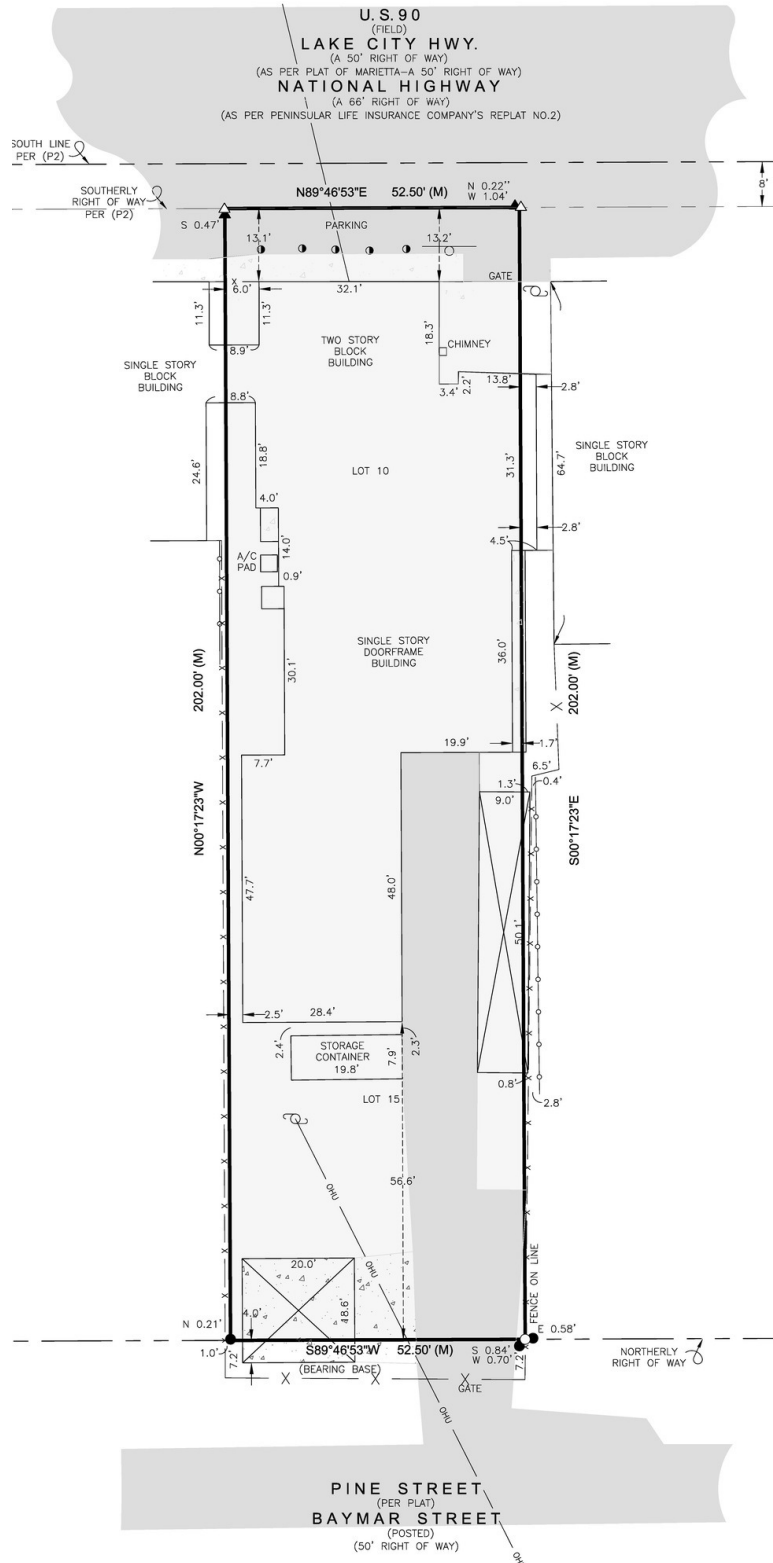
Jason J. Purdy

Vice President, Industrial Specialist
O: 904 404 4462 | C: 850 287 2697
jp@naihallmark.com



Eugene Stiltner

Vice President, Land Specialist
O: 904 404 1151
es@naihallmark.com

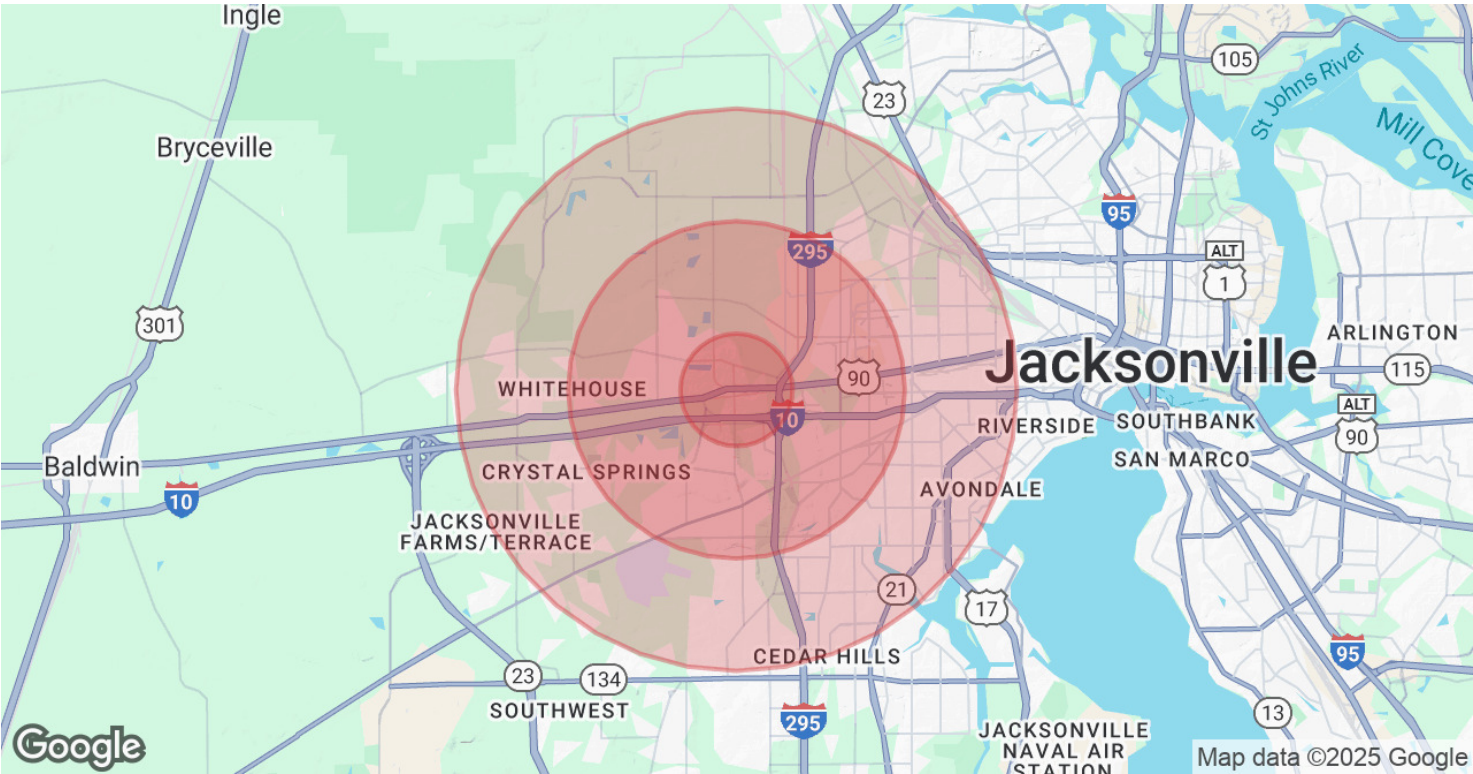




For Sale

3,915 SF | 0.25 Acre
Commercial Property





| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 4,124 | 37,045 | 128,450 |
| Average Age | 42 | 40 | 39 |
| Average Age (Male) | 42 | 39 | 38 |
| Average Age (Female) | 43 | 41 | 40 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,600 | 14,068 | 50,688 |
| # of Persons per HH | 2.6 | 2.6 | 2.5 |
| Average HH Income | \$73,967 | \$77,892 | \$76,802 |
| Average House Value | \$263,956 | \$236,268 | \$252,215 |

Demographics data derived from AlphaMap

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.