



Colliers

Beach Blvd. Retail Buildings at I-295

11571 Beach Blvd | Jacksonville, FL 32246

Beach Blvd

Asking price: \$1,950,000

Property Highlights

- Prime Beach Blvd frontage with high daily traffic counts and excellent visibility in one of Jacksonville's most active commercial corridors
- Strategically located with easy access and visibility from I-295, surrounded by dense residential neighborhoods, retail, medical and service-oriented businesses
- Adjacent parcel to the east is also available
- Ideal for retail, medical, showroom or service uses featuring flexible floorplans that can support both single-tenant and multi-tenant configurations
- Situated on a full 1-acre parcel, providing ample parking, flexible circulation and room for additional site enhancements
- Traffic count on Beach Blvd: 58,000 AADT

Mike Phillips

Associate Vice President
+1 904 861 1113
mike.phillips@colliers.com

Jason Ryals

Senior Vice President
+1 904 861 1136
jason.ryals@colliers.com

Gina Kline

Senior Associate
+1 904 861 1104
gina.kline@colliers.com

View Online

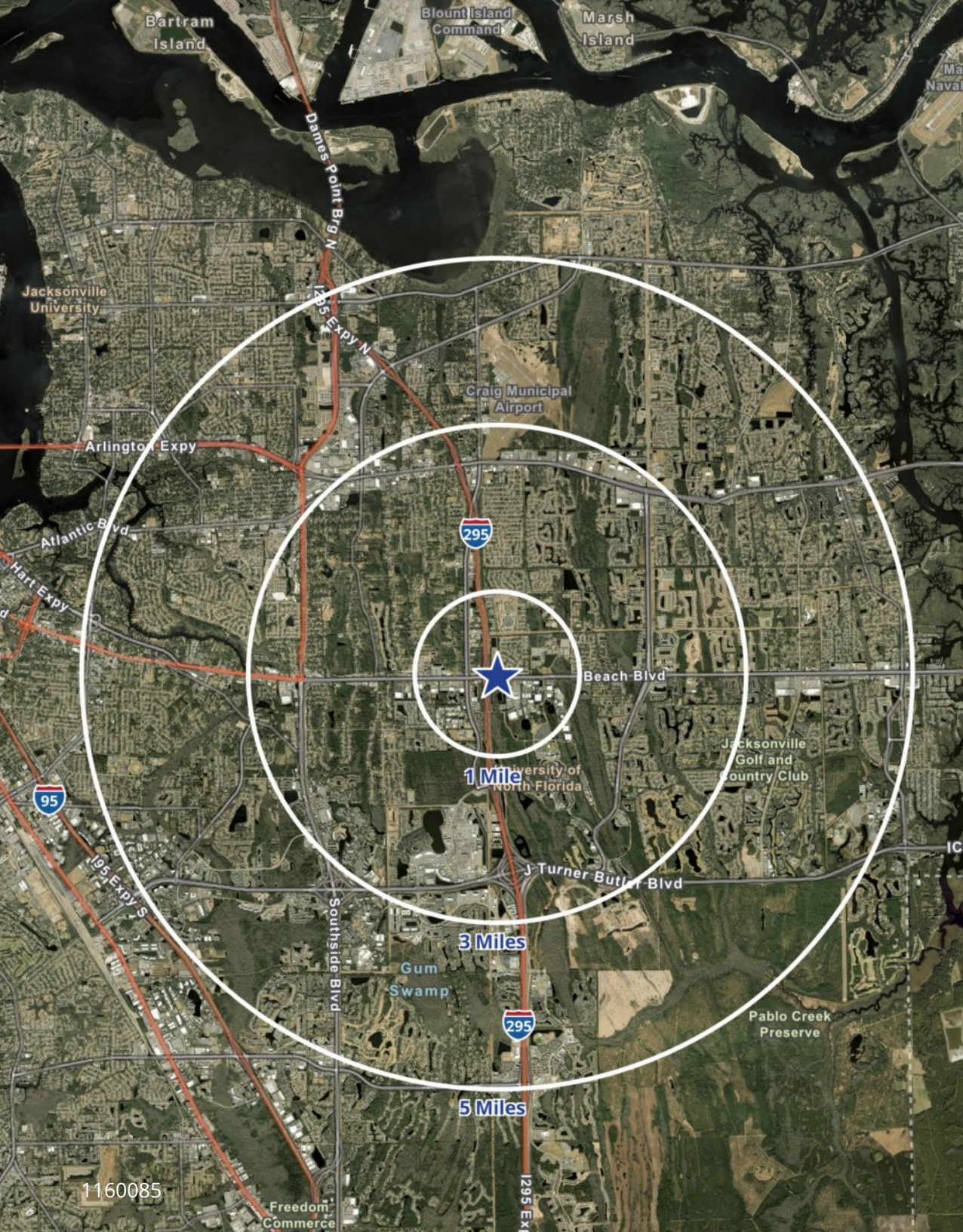
76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
P: +1 904 358 1206
colliers.com/jacksonville
colliers.com/en/p-USA1160085

1160085

Photo Gallery

Colliers





Demographics

Source: ESRI Business Analyst, 2025



Population

1 Mile		5,468
3 Miles		83,814
5 Miles		226,479



Daytime Population

1 Mile		11,620
3 Miles		91,846
5 Miles		238,874



Average HH Income

1 Mile		\$55,709
3 Miles		\$104,522
5 Miles		\$104,335



Market Overview

11571 Beach Blvd, Jacksonville, Florida, 32246
3 mile radius

Household & population characteristics



\$77,800

Median household income



\$369,267

Median home value



51.5%

Owner occupied housing units



34.7

Median age



50.5%

Female population



47.1%

% Married (age 15 or older)

Annual lifestyle spending



\$3,125

Travel



\$37

Tickets to Movies



\$101

Theatre/Operas/
Concerts



\$87

Admission to Sports Events



\$10

Online Gaming Services

Households & population



84,228

Current total population



87,060

5 Year total population



34,493

Current total households



36,214

5 year total households

Education

5%

No high school diploma



24%

High school graduate



27%

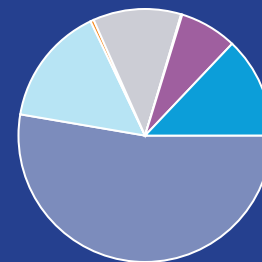
Some college



44%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



3,906

Total businesses



42,420

Total employees

Annual household spending



\$2,302

Apparel & Services



\$218

Computers & Hardware



\$3,820

Eating Out



\$6,780

Groceries



\$6,772

Health Care

Employment



67%

White collar



18%

Blue collar



14%

Services

3.8%

Unemployment rate



Colliers
76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
P: +1 904 358 1206
colliers.com/en/p-USA1160085

Mike Phillips
Associate Vice President
+1 904 861 1113
mike.phillips@colliers.com

Jason Ryals
Senior Vice President
+1 904 861 1136
jason.ryals@colliers.com

Gina Kline
Senior Associate
+1 904 861 1104
gina.kline@colliers.com

Disclaimer: This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC

1160085