



## Beach Blvd. Retail Buildings at I-295

11571 Beach Blvd | Jacksonville, FL 32246

### 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

**Asking price: \$1,950,000**

- 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

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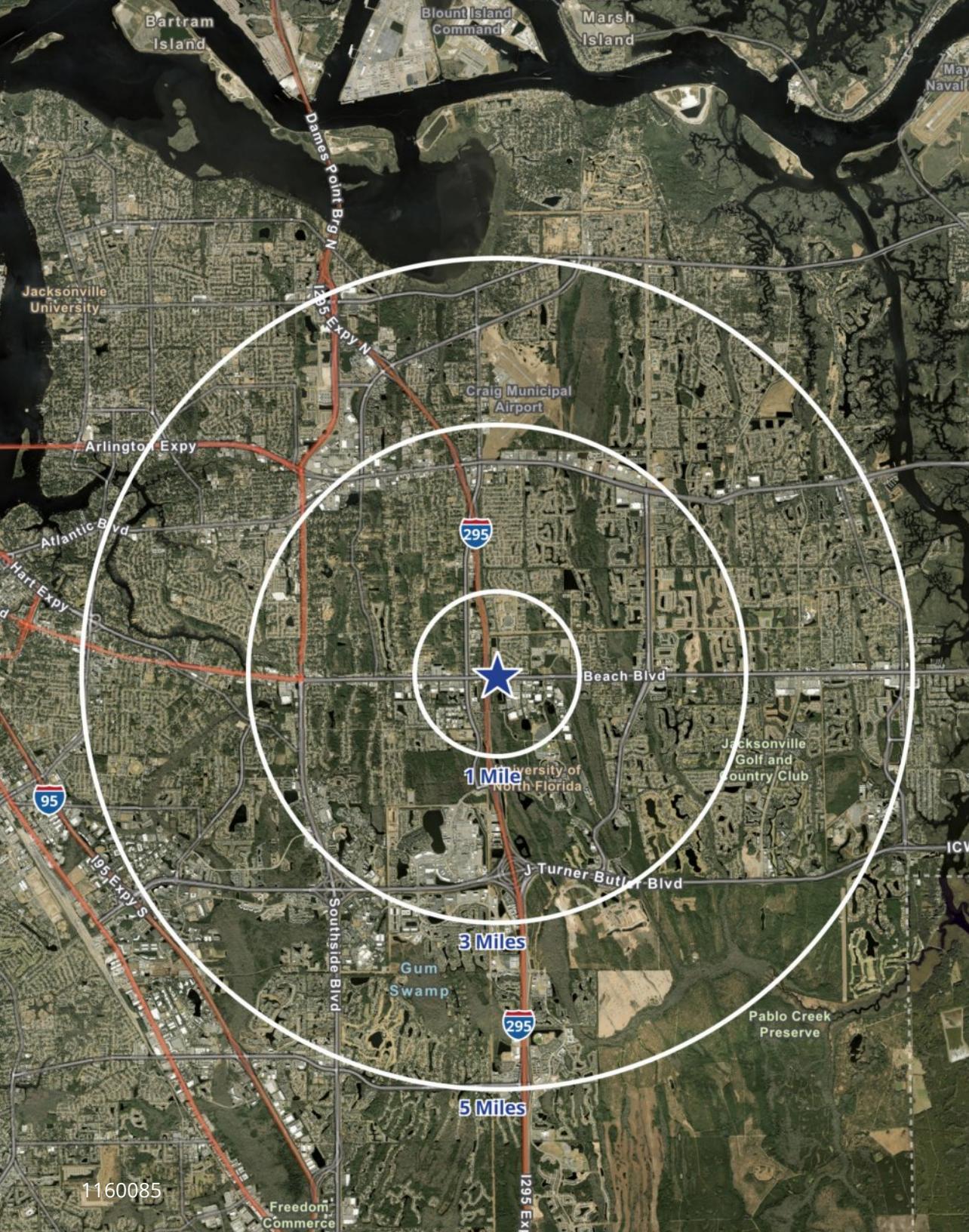
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**View Online**

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## Photo Gallery

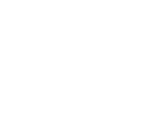




## Demographics

Source: ESRI Business Analyst, 2025

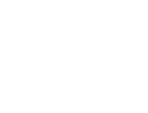
### Population

	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

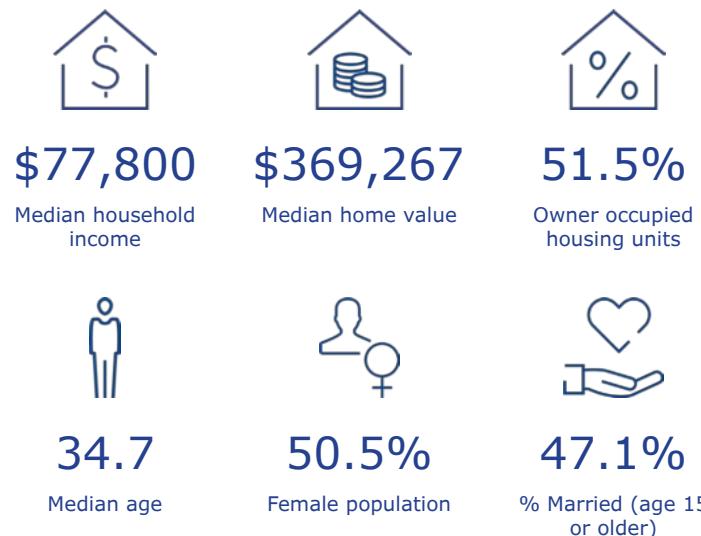
### Average HH Income

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

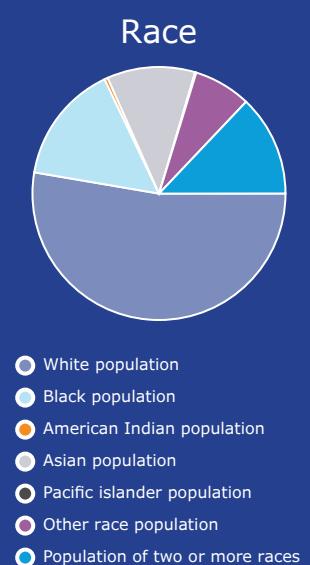
# Market Overview

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

## Household & population characteristics



## Households & population



## Education



## Business



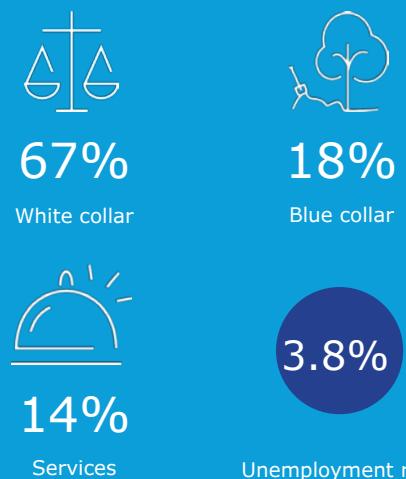
## Annual lifestyle spending

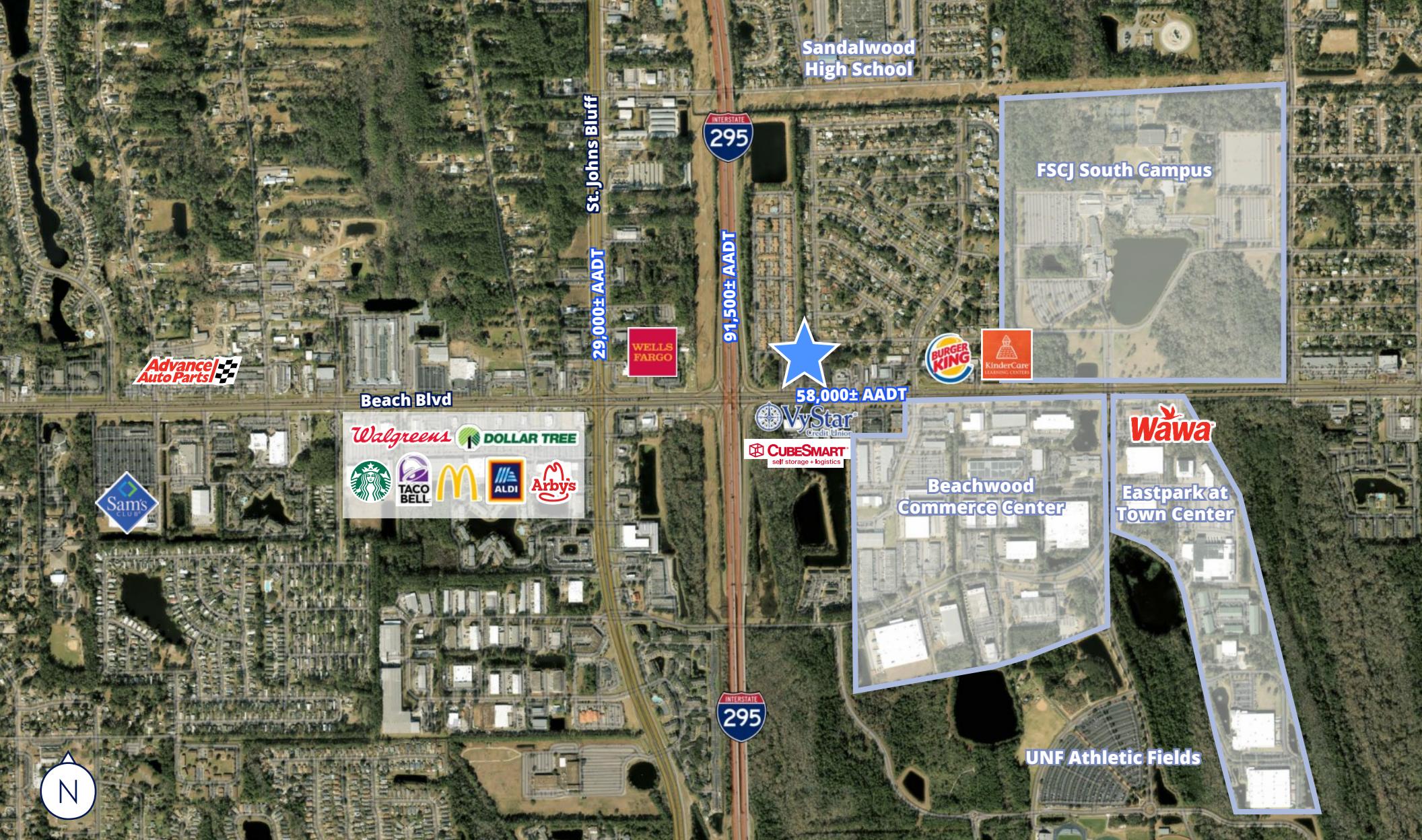


## Annual household spending



## Employment





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