

SALE

WEST BEAVER STREET

Jacksonville, FL 32254



PROPERTY DESCRIPTION

This 0.23-acre industrial land parcel on West Beaver Street in Jacksonville's well-established Westside industrial corridor offers immediate access to I-295 and I-10, ideal for light industrial, contractor storage, parking, or logistics support. Situated among warehouses, truck yards, and service uses, the site benefits from high visibility along a primary east-west freight route and excellent regional connectivity for distribution and service operations. Its compact size and strategic location make it a flexible, hard-to-find industrial holding or development opportunity.

PROPERTY HIGHLIGHTS

- Zoning: Industrial Light (IL) District
- Near I-295 and I-10!
- Close to Annual Average Daily Traffic (AADT) of 94,500!

OFFERING SUMMARY

Sale Price:	\$100,000
Lot Size:	0.23 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	16	281	1,772
Total Population	41	692	4,351
Average HH Income	\$87,204	\$79,905	\$64,192

Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777

Brian McCaffrey
(904) 827-1717

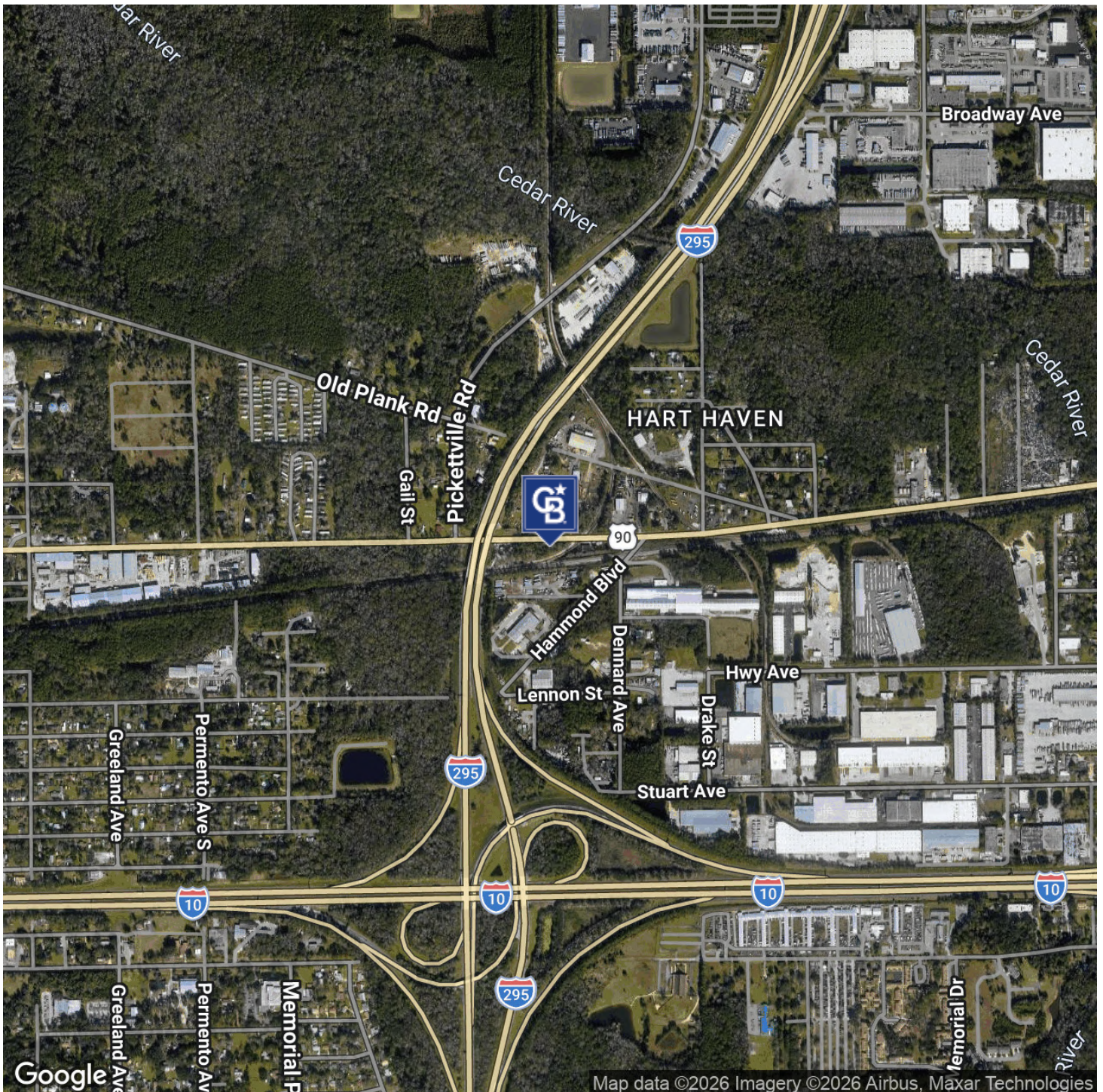


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

WEST BEAVER STREET

Jacksonville, FL 32254



Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777

Brian McCaffrey
(904) 827-1717

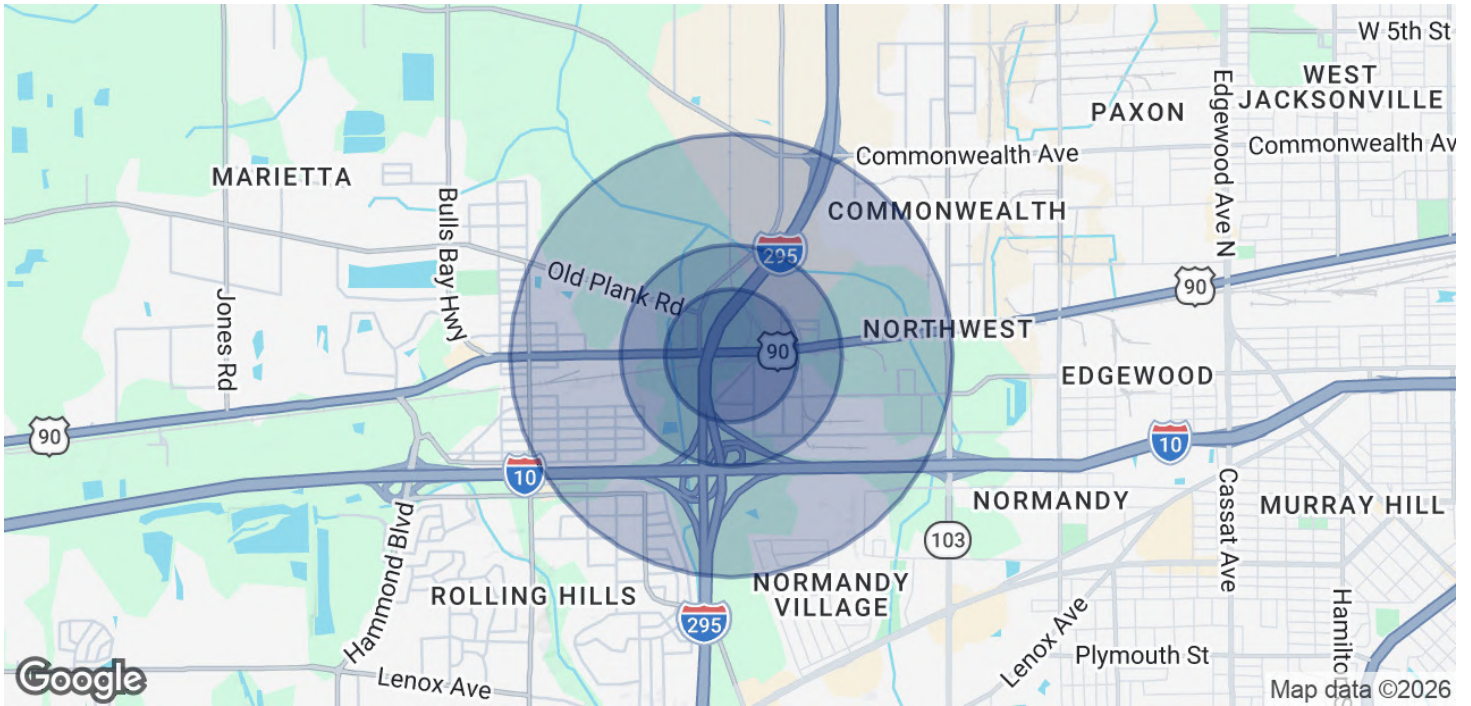


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

WEST BEAVER STREET

Jacksonville, FL 32254



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	41	692	4,351
Average Age	40	39	39
Average Age (Male)	39	39	39
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	16	281	1,772
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$87,204	\$79,905	\$64,192
Average House Value	\$224,581	\$223,333	\$183,527

Demographics data derived from AlphaMap

Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777

Brian McCaffrey
(904) 827-1717



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES