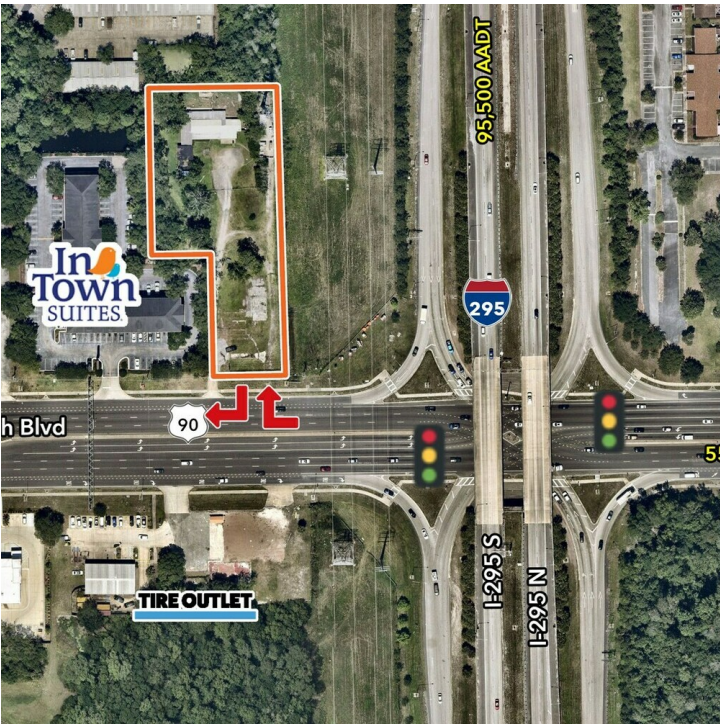


BEACH BLVD LAND

11459 BEACH BOULEVARD, JACKSONVILLE , FL 34426



OFFERING SUMMARY

Sale Price:	N/A
Available SF:	
Lot Size:	1.6 Acres
Price / Acre:	-
Zoning:	CCG-2
Market:	Land

PROPERTY OVERVIEW

1.6 AC property with existing 3,975 SF freestanding building for use as-is or for redevelopment

PROPERTY HIGHLIGHTS

- Traffic Counts: I-295 - 95,500 AADT; Beach Blvd - 55,500 AADT; St Johns Bluff - 27,000 AADT
- Nearby retail includes Sam's Club, Winn Dixie, Bowlero and Starbucks
- Close proximity to University of North Florida (17,000 students) and FSCJ - South Campus

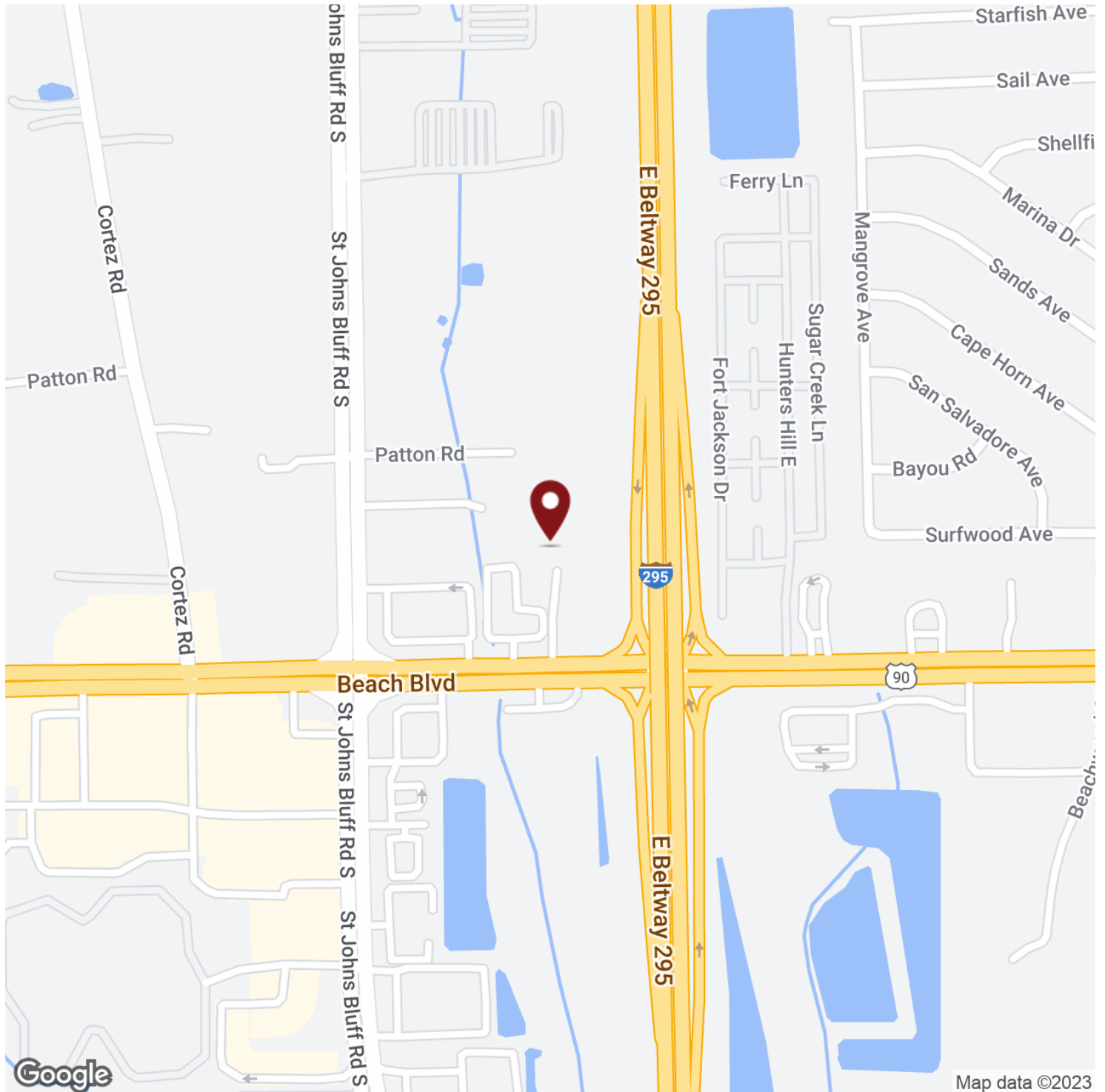
TYLER POWELL CHRISTOPHER MALLEO

770.298.0069 732.330.2350
tpowell@svrcom.com cmalleo@svrcom.com



BEACH BLVD LAND

11459 BEACH BOULEVARD, JACKSONVILLE , FL 34426



TYLER POWELL **CHRISTOPHER MALLEO**

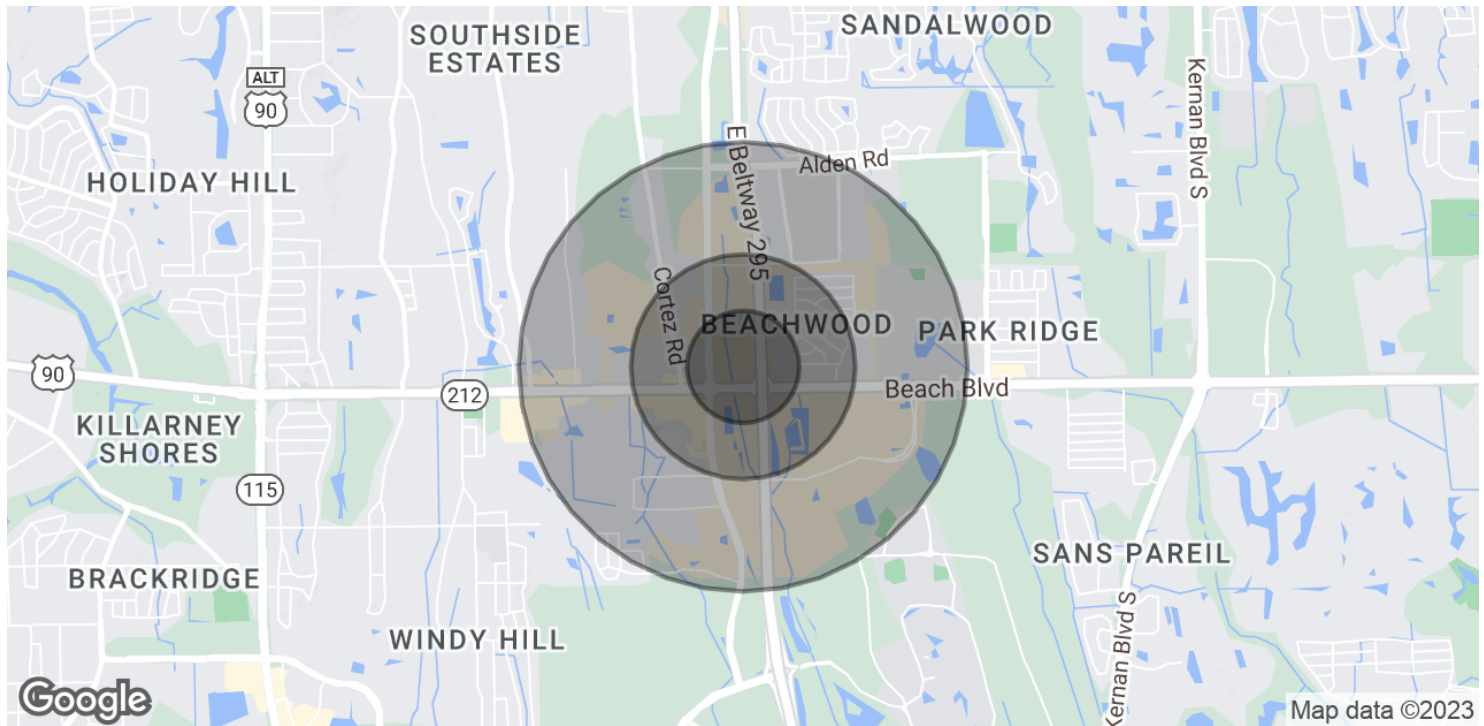
770.298.0069

732.330.2350

tpowell@svrcom.com cmalleo@svrcom.com

BEACH BLVD LAND

11459 BEACH BOULEVARD, JACKSONVILLE , FL 34426



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	418	1,547	6,129
Average Age	26.6	28.4	31.6
Average Age (Male)	17.2	21.9	28.7
Average Age (Female)	31.3	31.6	32.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	143	574	2,308
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$45,058	\$39,141	\$40,693
Average House Value	\$204,115	\$161,811	\$130,404

* Demographic data derived from 2020 ACS - US Census

TYLER POWELL **CHRISTOPHER MALLEO**

770.298.0069

732.330.2350

tpowell@svrcom.com cmalleo@svrcom.com

SVR
Commercial