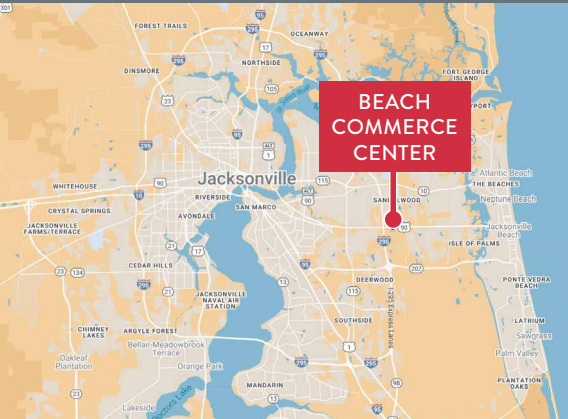


BEACH COMMERCE CENTER

11840 BEACH BOULEVARD
JACKSONVILLE, FL 32246

FOR SALE 46,000 SF
MULTI-TENANTED FLEX/SHOWROOM
PRIME USER OR INVESTOR VALUE-ADD OPPORTUNITY

[CLICK HERE FOR FULL OFFERING MEMORANDUM](#)



AVAILABLE
11,355 SF-FOR
OCCUPANCY
OR LEASE UP

BEACH BOULEVARD - 58,000 A.A.D.T.



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EXECUTIVE SUMMARY



NAI Hallmark as exclusive advisor, is pleased to present the opportunity to acquire Beach Commerce Center, located at 11840 Beach Boulevard, Jacksonville, Florida 32246 (the “Property”). Situated on approximately 3.64 acres, the Property consists of a 46,000 square foot multi-tenanted flex/showroom building.

Centrally located within the Jacksonville MSA, the Property offers excellent visibility along Beach Boulevard (58,000 ADT), one of the city’s highest-trafficked east-west arteries connecting the Beaches communities to Downtown Jacksonville. The building is currently configured into four suites and recently became partially vacant with 11,355 square feet available, providing an ideal opportunity for an owner-user or investor to lease the space and return the asset to full occupancy at market rates.

OFFERING SUMMARY

Address	11840 Beach Boulevard Jacksonville, Florida 32246
Price	Call For Pricing
Number of Buildings	One (1)
Number of Floors	One (1)
Tax Real Estate Number	165425-0130
Year Built	2000
Building Size	46,000 SF
Land Size	3.64 acres
Zoning	IBP (Industrial Business Park)
Current Occupancy	75%

INVESTMENT HIGHLIGHTS

EXCELLENT ACCESSIBILITY AND VISIBILITY ON MAJOR THOROUGHFARE

The Property is strategically located less than 0.5 miles from the intersection of Beach Boulevard (SR 212) and Interstate 295, with 58,000 AADT and 105,000 AADT, respectively. Beach Boulevard is one of the primary East/West thoroughfares in Jacksonville, connecting the suburban business park with large residential neighborhoods in the Beaches communities.

CENTRAL LOCATION WITH ACCESS TO SIGNIFICANT ROOFTOP DENSITY

Situated in the heart of Jacksonville's Southside submarket, the Property benefits from exceptional proximity to the region's largest concentration of households. There are more than 220,000 people living within a 5-mile radius of the Property.

MAJOR DEMAND DRIVERS NEARBY

The property is located in close proximity to campuses of the University of North Florida (17,000 students) and Florida State College of Jacksonville (23,000 students). In addition, St. Johns Town Center, the premier outdoor lifestyle center in Jacksonville, is less than two miles away. The St. Johns Town Center consists of over 2.0 million square feet of retail, hotels, and luxury apartment complexes.

FAST GROWING MAJOR METRO IN FLORIDA WITH NO STATE INCOME TAX

This offering provides the opportunity to invest in the Jacksonville, FL MSA, which is benefiting from major population and employment growth. Jacksonville has consistently enjoyed some of the largest increases in net population inflow in the entire country for the past several years and was named the #2 hottest job market in America by the WSJ in 2024.



AERIAL - VIEW TO THE SOUTHEAST



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