



Boulevard Crossing

5617 Beach Blvd, Jacksonville, FL 32207

Property Highlights

- Boulevard Crossing is a new construction redevelopment at the corner of Beach and University Boulevards.
- McDonald's opened its newest prototype March 2020. Starbucks, AT&T, Wingstop, and Deca Dental are open in Bldg B. Chipotle's and Community First Credit Union both opened their newest prototypes recently.
- Easy to access with multiple ingress / egress points from both Beach and University Blvds.
- Highly visible with over 69,000 vehicles per day combined on Beach & University Blvds.
- Over 73,785 people live within 3 miles and there is an extensive daytime population.
- 1/4 mile from 2 hospitals and 1 skilled nursing facility.
- Midtown Centre Office Park-874,000 SF office park on 60-acre campus located 3/4 mile to the west.

Offering Summary

Lease Rate:	Negotiable
Building Size:	8,652 SF
Available SF:	1,500 - 4,294 SF
Traffic Count:	25,000 AADT on Beach 32,500 AADT on University

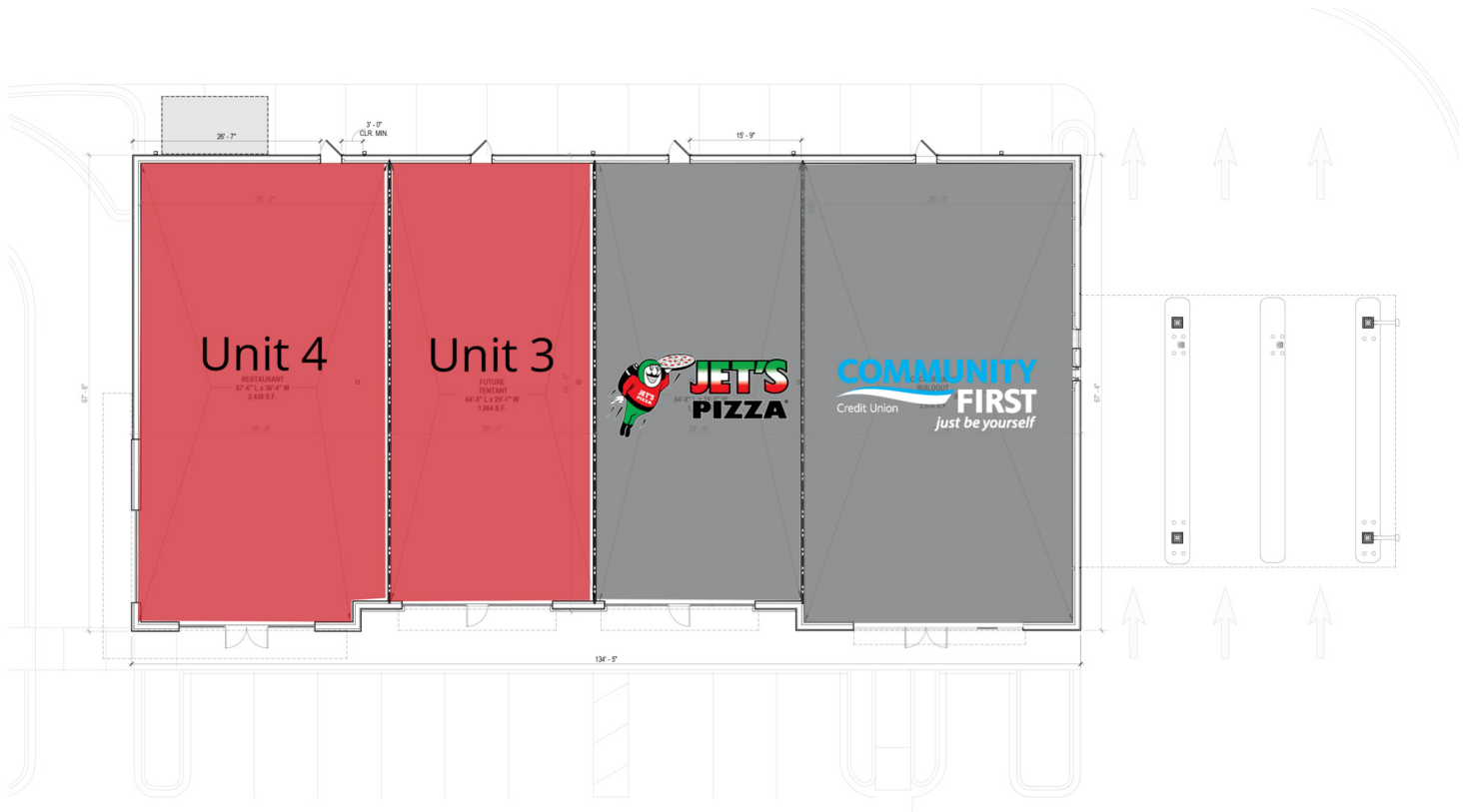
[VIDEO](#)

For More Information



Tiffany Wein

Senior Associate
O: 904 404 4453
tw@naihallmark.com



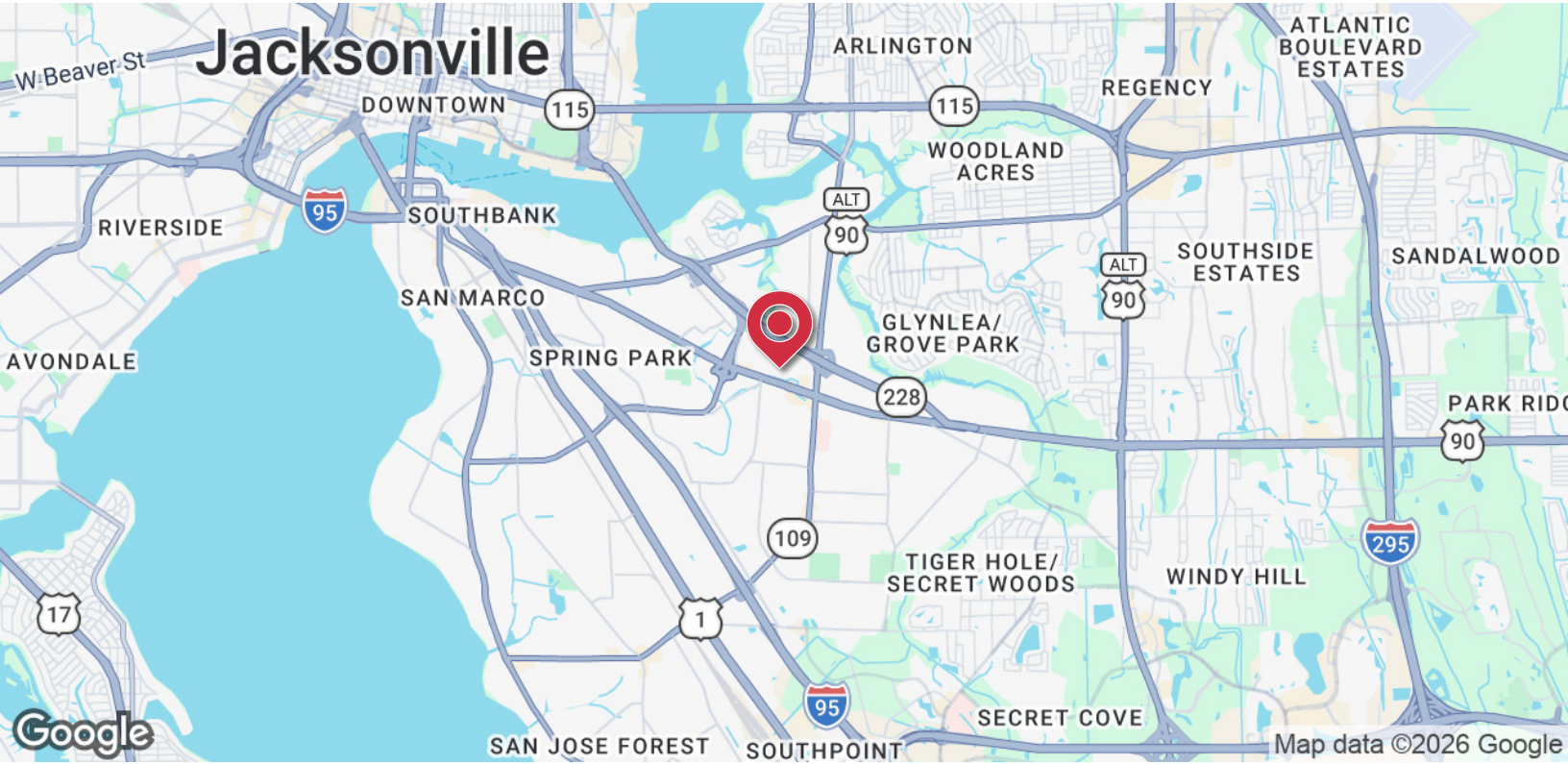
Available Spaces

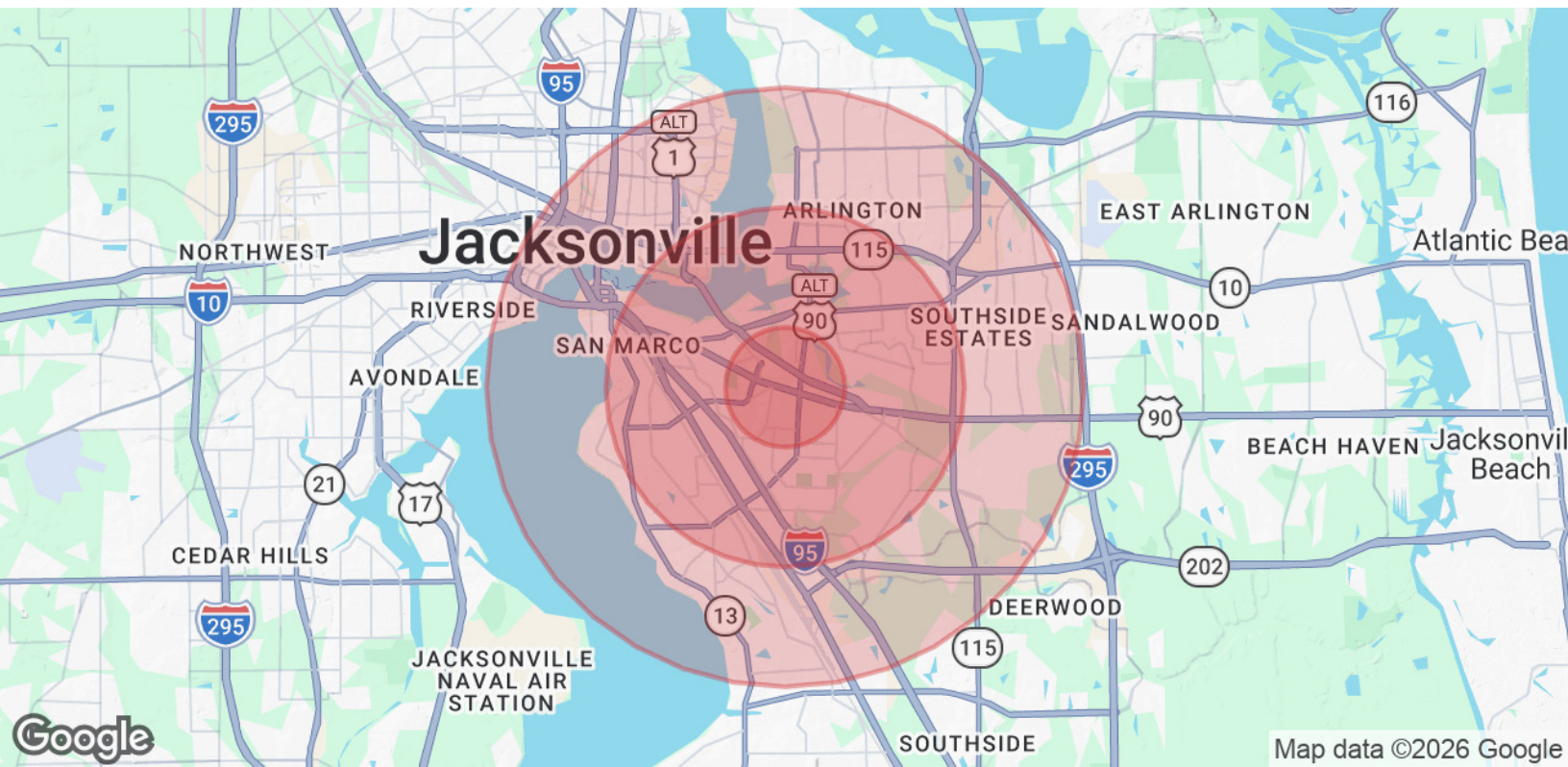
Suite	Tenant	Size	Type	Rate
Unit 1	Community First Credit Union	2,645 SF	NNN	-
Unit 2	Jet's Pizza	1,890 SF	NNN	-
Unit 3	Available	1,864 - 4,294 SF	NNN	Subject to Offer
Unit 4	Available	1,500 - 4,294 SF	NNN	Subject to Offer





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Population	1 Mile	3 Miles	5 Miles
Total Population	9,561	88,229	224,330
Average Age	39	40	40
Average Age (Male)	38	39	38
Average Age (Female)	41	41	41
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,777	36,635	94,904
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$77,761	\$75,183	\$77,082
Average House Value	\$289,763	\$301,460	\$301,926

* Demographic data derived from 2020 ACS - US Census



Brooks Rehabilitation Hospital is the 2nd largest inpatient rehabilitation hospital in the U.S. with 160 beds.



Memorial Hospital - 454 beds



Brooks Rehabilitation Skilled Nursing Facility - 111 beds



Brooks Rehabilitation's Helen House



Samuel Wells Medical Office Complex - 80,000 SF



Located less than a mile west, Midtown Centre Office Park is comprised of 31 buildings set on 60 acres.



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