



**± 0.35 ACRES
AVAILABLE
FOR SALE**

**8067 BEACH BLVD
JACKSONVILLE, FL 32216**

**Seller Financing
Available**

Down Payment:
20% of Purchase Price
Amortization: 10 years
Interest: ±6%

LOCAL MARKET EXPERTS

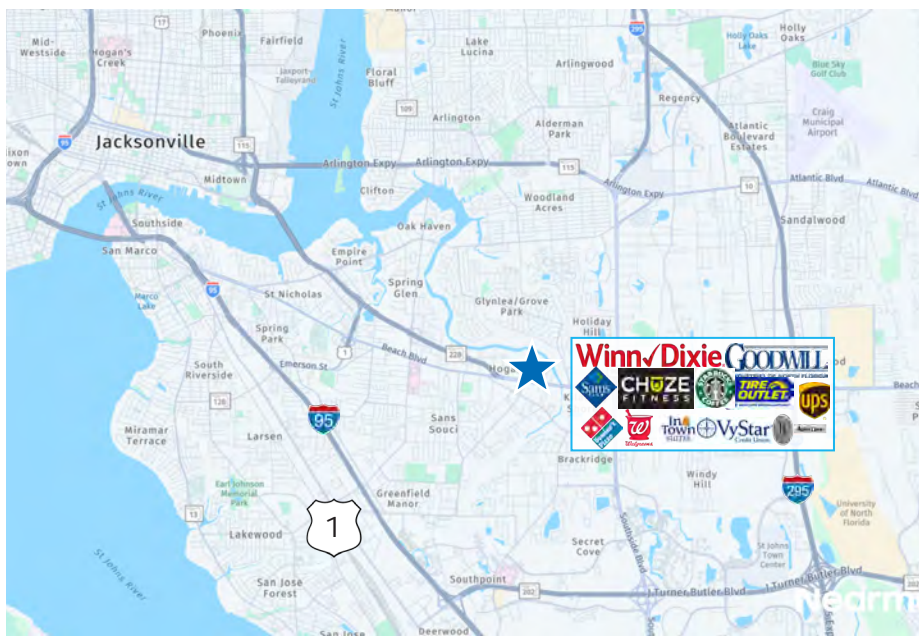
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PROPERTY DETAILS



**±0.35 Acres
Available**



**Traffic Count:
55,556 (AADT)**



**Zoning:
CCG-2**

Flexible Space:

Ideal For Drive-Thru, Service Station, Retail, Medical/Professional Office, Auto Care, Light Industrial, Mixed-Use with Outdoor Display/Storage.

Premium Location:

Strategic location on Beach Blvd with High Visibility & Excellent Traffic Exposure

Utilities:

City Water & Sewer

Civil Engineering:

Approved Civil Engineering Plans (Grading, Utility, Drainage, Landscape, Demolition, SWPPP)

Elevation:

Flood Zone (Zone X – Minimal Flood Hazard)

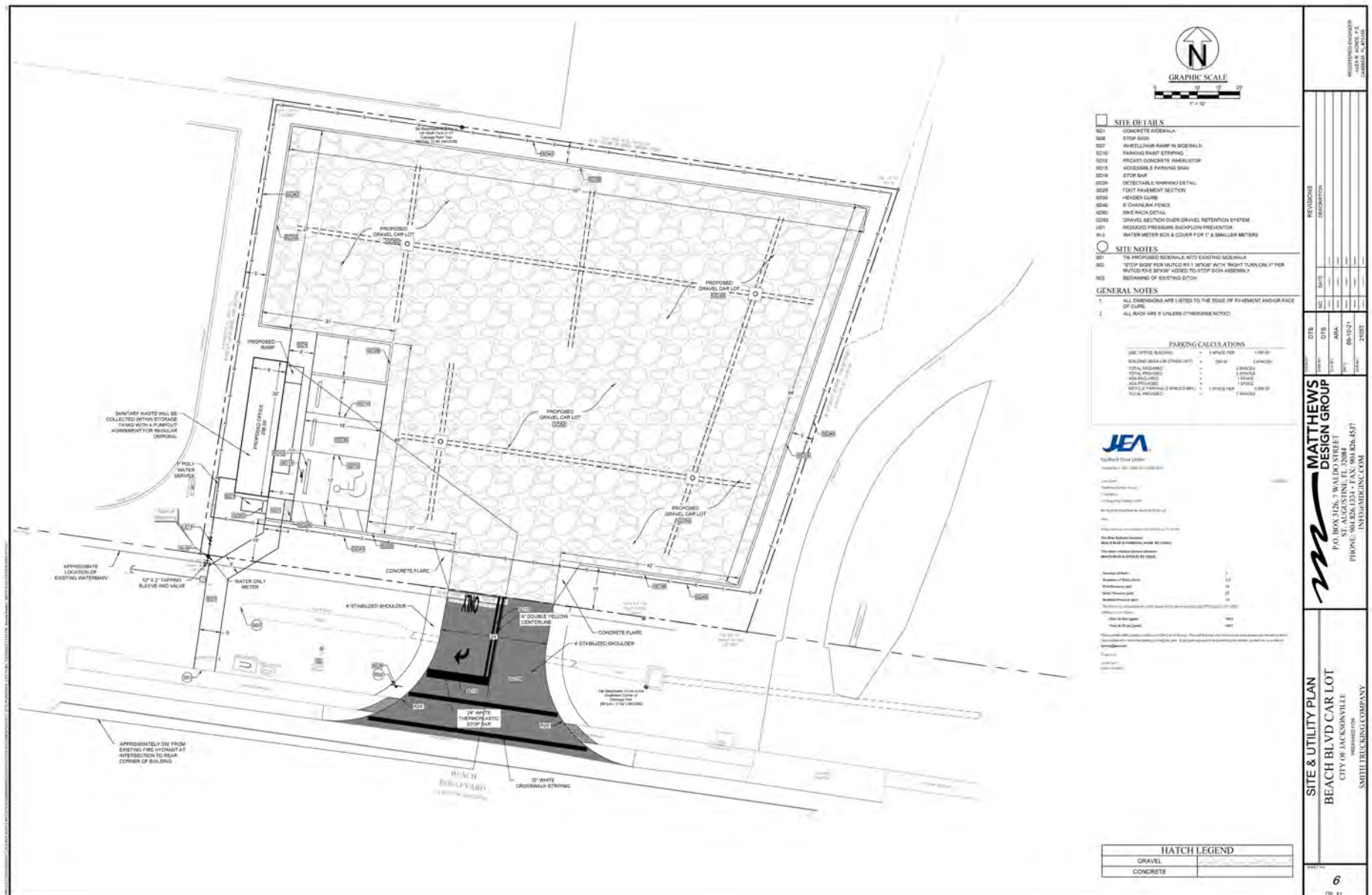
Driveway:

Formal Approval For Driveway Access to Beach Blvd

Asking Price: \$495,000

8067 Beach Blvd offers a premier mixed-use opportunity in a high-visibility corridor, ideal for retail, office, or display uses. With generous yard space, ample parking, and flexible lease terms, this versatile property is perfectly suited for businesses such as car dealerships, contractor offices, or service providers seeking a combination of indoor and outdoor functionality in a prime Jacksonville location.

SITE PLAN



EXCELLENT CONNECTIVITY



- ✓ Premier Jacksonville location for regional and local distribution
- ✓ Strategically located with easy access to Interstates 95 & 295
- ✓ Close proximity to extensive food industry presence in the high growth NE Florida Region

Point of Interest	Time	Miles
I-95	8 Min	2.9
I-10	10 Min	7.7
I-295	7 Min	3.4
Jax International Airport	22 Min	20.1
JaxPort	10 Min	7.6
CSX Intermodal Facility	25 min	17.7
Norfolk Southern Intermodal Facility	24 min	14.0



WHY JACKSONVILLE

Overview

- Jacksonville's strategic location in the Southeast, coupled with its deep-water port makes it an attractive option for businesses that want to serve larger regional and international markets
- Jacksonville is the largest metro area by land mass in the U.S.
- The region's strong military presence, together with its affordable cost of living and high quality of life, attracts a young and talented workforce



Job and Economy Overview

- Unemployment rate: Florida's unemployment rate in 2024 is 3.3%, which is 0.7 percentage points lower than the national
- Employment: Florida's employment in 2024 is 11,835,884
- Population: Florida's population in 2024 is 22,954,162
- Economic growth: Florida's real economic growth in the first quarter of 2024 was 3.0%, which was the sixth highest in the nation
- Job creation: Florida has created 424,144 new businesses in 2024

Population Overview

- Jacksonville's population growth is driven by millennial workers and retirement age individuals, both seeking a higher quality of life coupled with a lower cost of living
- The Jacksonville MSA is expected to grow to over 1.8M by 2030, increasing by almost 300,000 people from today



LOCAL MARKET EXPERTS

Contact us today to explore how this property can elevate your business operations.

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