

JACKSONVILLE, FL 32207



OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	5,786 SF
Available SF:	1,300 - 5,466 SF
Lot Size:	9,643 SF
Number of Units:	4
Year Built:	1951
Renovated:	2024
Zoning:	CCG-1
Market:	Jacksonville
Submarket:	Spring Park

PROPERTY OVERVIEW

Discover the potential of this prime leasing opportunity on Beach Blvd in Jacksonville, FL. Boasting exceptional visibility and situated just minutes from downtown, this property offers the ideal canvas for retail or office use with its open layout and customizable space. Its strategic location provides easy access to major roadways, ensuring seamless connectivity for tenants and customers alike. Embrace the possibilities and elevate your business in this high-traffic, highly accessible setting.

PROPERTY HIGHLIGHTS

- Great visibility on Beach Blvd
- Minutes from downtown
- Open layout for retail or office use
- Easy access to major roadways

VASHA CARTER **PATRICK KENNEY**

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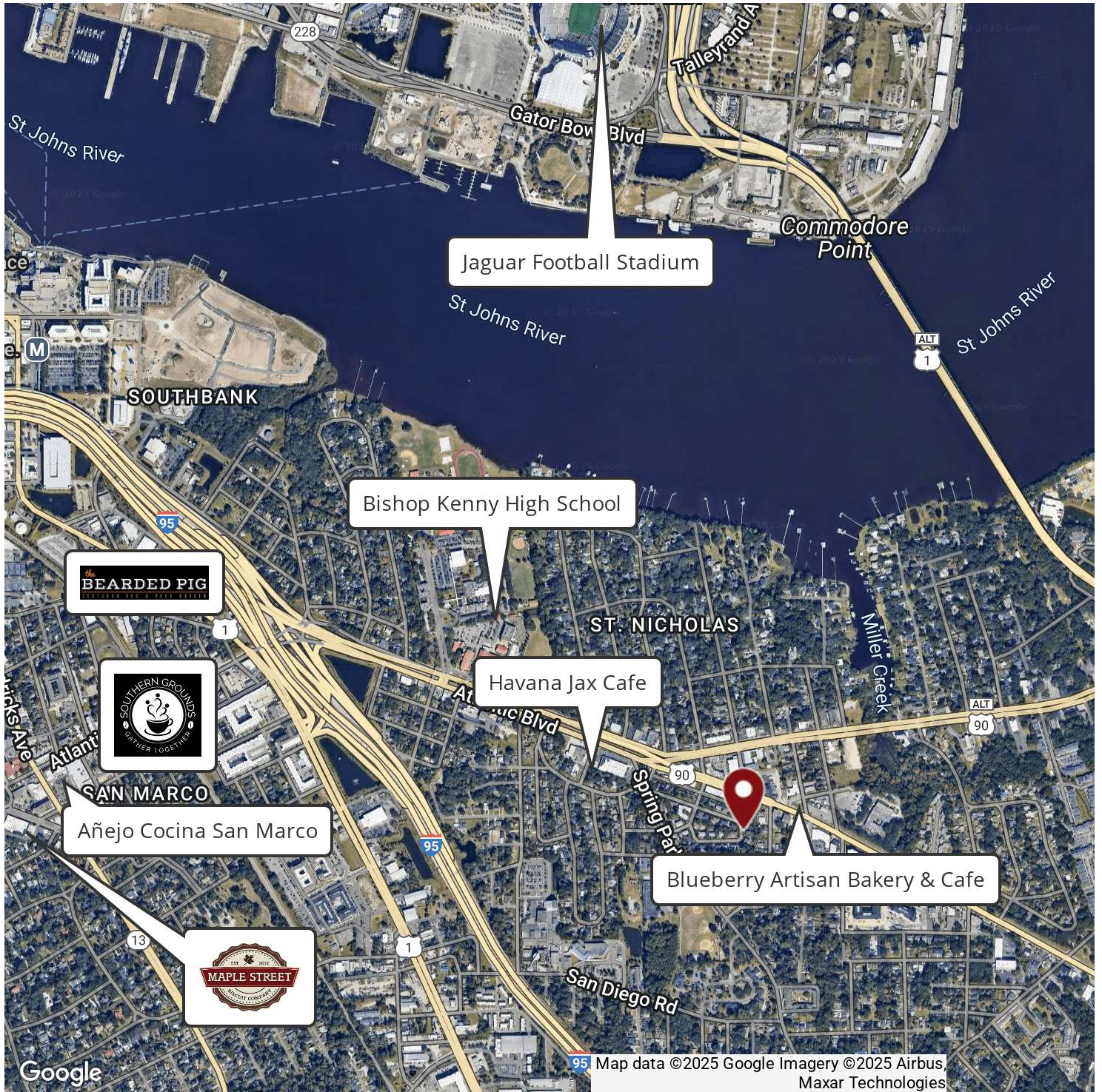
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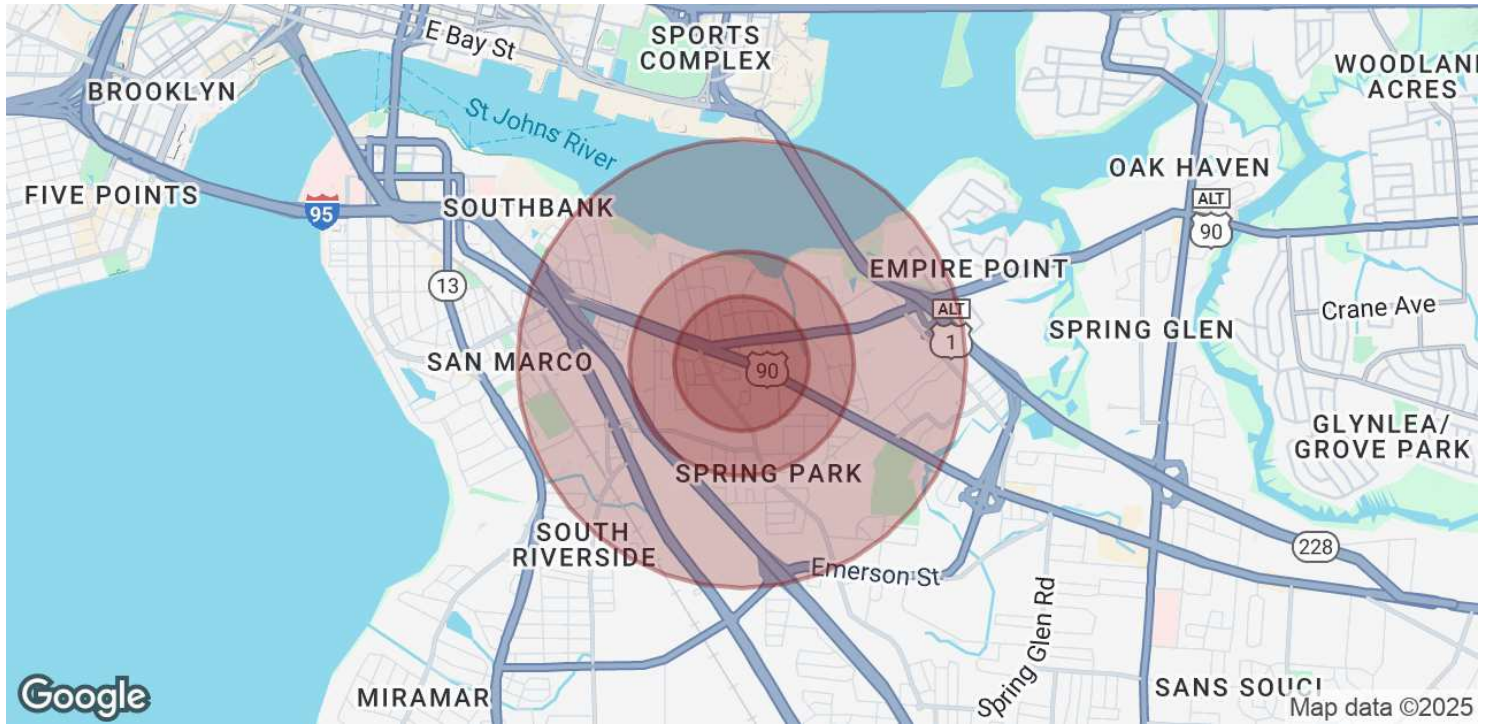
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,097	2,849	9,831
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	40	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	488	1,252	4,327
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$74,533	\$73,382	\$69,012
Average House Value	\$294,899	\$327,902	\$348,280

Demographics data derived from AlphaMap

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