



~3,200 SF GROUND FLOOR + ~1,500 SF ROOFTOP



1198 BEACH BLVD, JACKSONVILLE BEACH, FL 32250



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COMPLIMENTARY ANCHORS & NEIGHBORS

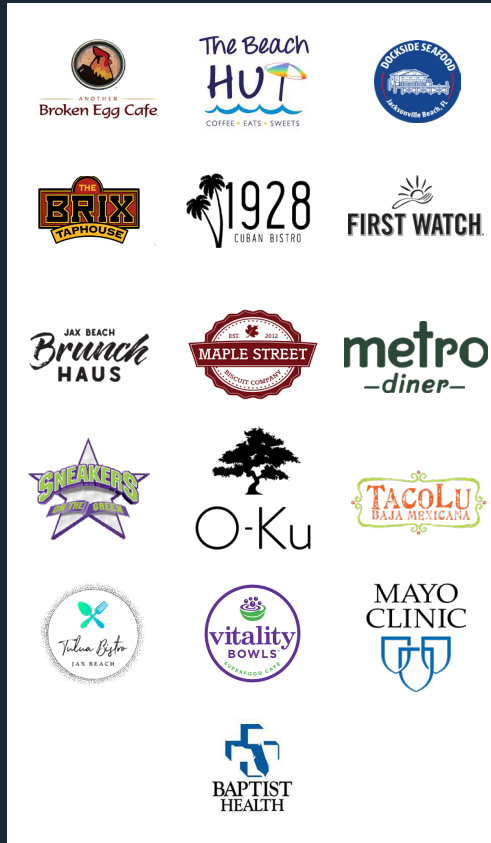


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TRADE AREA



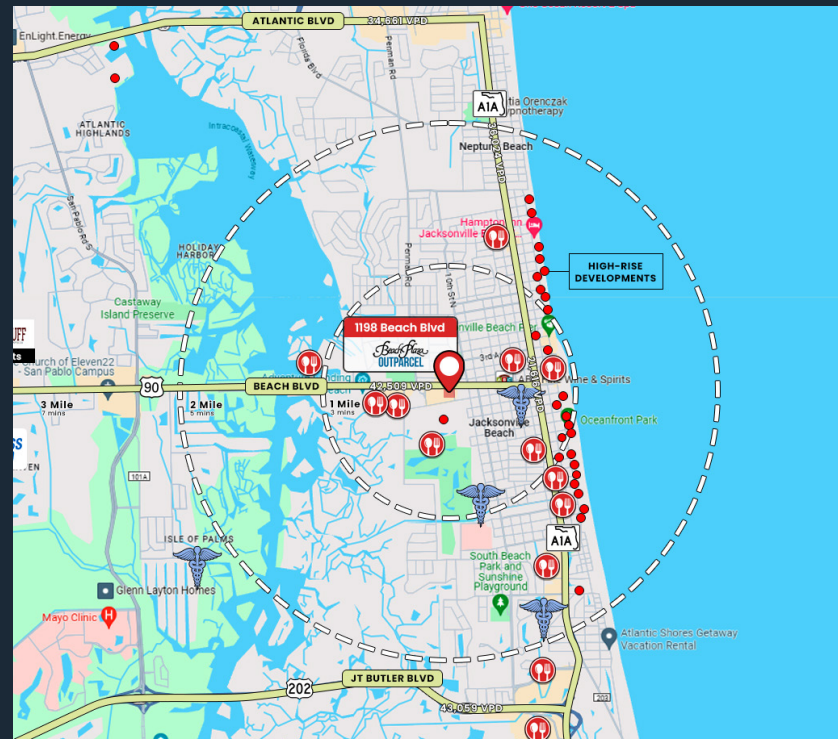
HIGH-RISE DEVELOPMENTS WITHIN TWO MILES OF BEACH

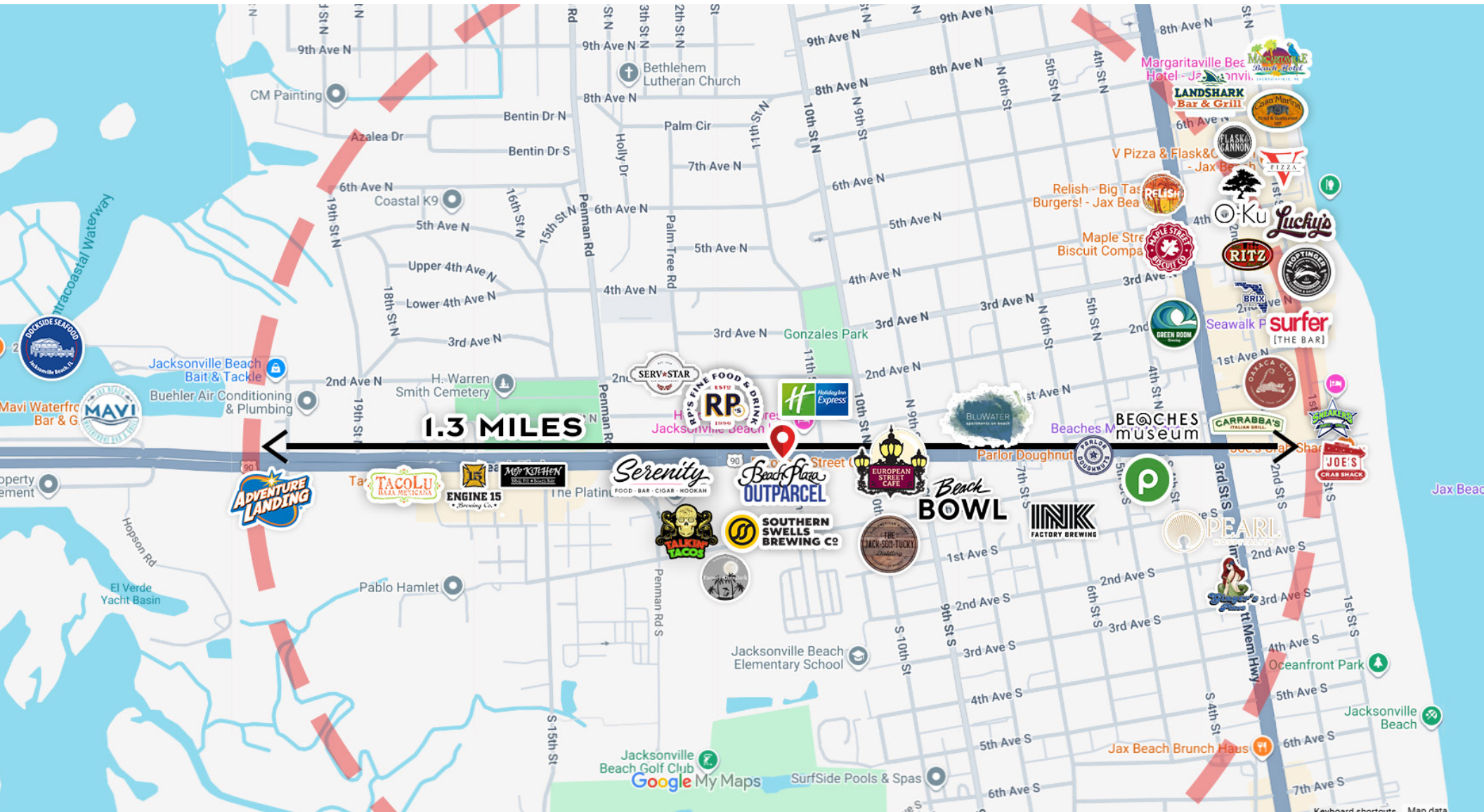
Acquillus
Acquillus III
Avenue 4
Beach Drifter
Costa Verano
Landmark
Las Brisas Condominiums
Marbella Condominiums

Margaritaville
Metropolitan Condominiums
MiraVista at Harbortown
Northshore
Ocean 14
Ocean Park
Oceania
Oceanic

Ocean's Edge
Oceanside 932
Pelican Point
Pier Point
Sandpiper Condominiums
SeaSpray West
Seawind Condominiums
Serena Point

Surf Side
The Beach House Apartments
The Lorelei Condominiums
The Waterford
Water's Edge
Watermark
Watermark Condominiums
WatersEdge at Harbortown





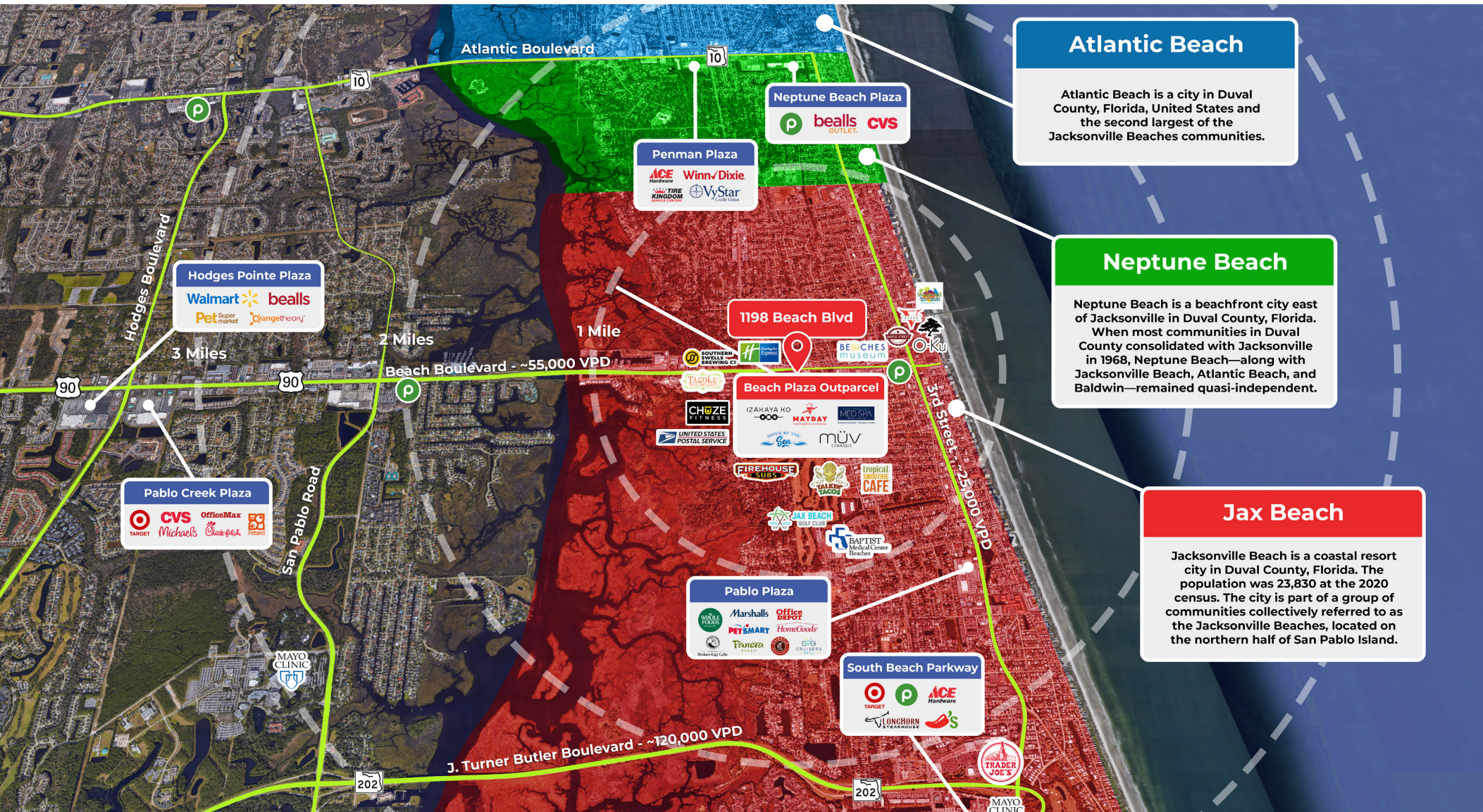
TENANT LAYOUT

This is a landmark location with unparalleled visibility in the heart of Jacksonville Beach, Florida. Beach Plaza Outparcel sits in between two signalized, major intersections upon bustling Beach Boulevard, also known as the Gateway to Jacksonville's Beaches: Atlantic Beach, Neptune Beach, Ponte Vedra Beach and Jacksonville Beach.

UNPARALLELED VISIBILITY

- AMPLE PARKING ~800+ NON-EXCLUSIVE PARKING SPACES
- STRONG VISIBILITY FROM BEACH BLVD - 5 MEANS OF EGRESS/INGRESS





Atlantic Beach

Atlantic Beach is a city in Duval County, Florida, United States and the second largest of the Jacksonville Beaches communities.

Neptune Beach

Neptune Beach is a beachfront city east of Jacksonville in Duval County, Florida. When most communities in Duval County consolidated with Jacksonville in 1968, Neptune Beach—along with Jacksonville Beach, Atlantic Beach, and Baldwin—remained quasi-independent.

Jax Beach

Jacksonville Beach is a coastal resort city in Duval County, Florida. The population was 23,830 at the 2020 census. The city is part of a group of communities collectively referred to as the Jacksonville Beaches, located on the northern half of San Pablo Island.

ABOUT JAX BEACH



Tourism Draw: Jacksonville Beach is a popular destination, attracting over **1.5 million visitors annually**, which means a steady flow of potential customers.



Population Growth: The population of Jacksonville Beach has been steadily increasing, with the area experiencing a **growth rate of around 15% over the past decade**. This growing community provides a solid customer base for businesses.



High Median Income: The median household income in Jacksonville Beach is approximately **\$80,000**, which is higher than the national average. This indicates a higher disposable income, making the area attractive for businesses seeking affluent customers.



Local Culture: Jacksonville Beach is known for its vibrant scene, attracting both locals and tourists who seek diverse experiences. This established culture creates opportunities for **businesses to thrive**.



#1 most populous city in Florida and #10 most populous in the USA according to the US Census.



Proximity to Major Attractions: Located near popular attractions such as the Jacksonville Beach Pier, Seawalk Pavilion, and various beachfront parks, **restaurants in this area benefit from high foot traffic and year-round events**.



Strong Local Economy: Jacksonville Beach is part of the greater Jacksonville metropolitan area, which boasts a diverse economy with **strong job growth**, particularly in healthcare, finance, and logistics. This economic stability creates a favorable environment for businesses to succeed.



Outdoor Lifestyle: With an emphasis on outdoor activities like surfing, fishing, and beach volleyball, Jacksonville Beach attracts an active and **health-conscious population**, making it an ideal location for businesses catering to this lifestyle.

TOP EMPLOYERS IN THE JAX REGION



ABOUT ASHCO

Ashco Centers is a vertically integrated commercial real estate firm based in Jacksonville, Florida, specializing in Class A retail. We offer full-service commercial real estate services entirely in-house—including leasing, site selection, design, development, construction, and property management. Our curated portfolio of high-traffic properties supports national retailers, restaurants, boutique brands, medical offices, and local businesses. With landmark locations such as the St. Johns Town Center, River City Marketplace, Jacksonville Beach, and beyond, we create spaces designed to maximize visibility, drive engagement, and foster long-term success for the communities we serve.

We have served the Jacksonville, Florida, community for over six decades, building a reputation for excellence. Our commitment to the success of our tenants is evidenced by our responsiveness, accessibility, and the personal relationships we build with our tenants.



Ashco board is proud to support the following organizations

