

1198 BEACH BLVD, JACKSONVILLE BEACH, FL 32250

BEACH PLAZA OUTPARCEL



CLASS "A" COMMERCIAL REAL ESTATE

±3,200 SF GROUND FLOOR ±1,500 ROOFTOP

DISCLAIMER: Information and or imagery included is not warranted to be current or correct. Readers should independently verify the information included and conduct an appropriate level of due diligence prior to entering into any transaction or agreement. This is for illustration purposes only and final product is subject to change.



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DEMOGRAPHICS

2023 ESTIMATED DEMOGRAPHICS
5-MILE RADIUS



POPULATION
119,370



MEDIAN AGE
38.4



AVG HOUSEHOLD
INCOME
\$120,024



TRAFFIC
VOLUME
55,751



MEET YOUR NEIGHBORS



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LEASING

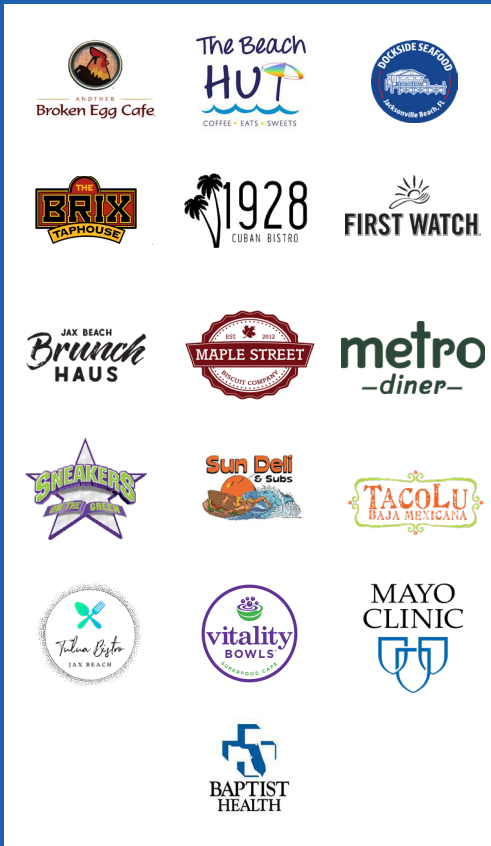
T: 904.242.9000

info@ashco-inc.com



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TRADE AREA

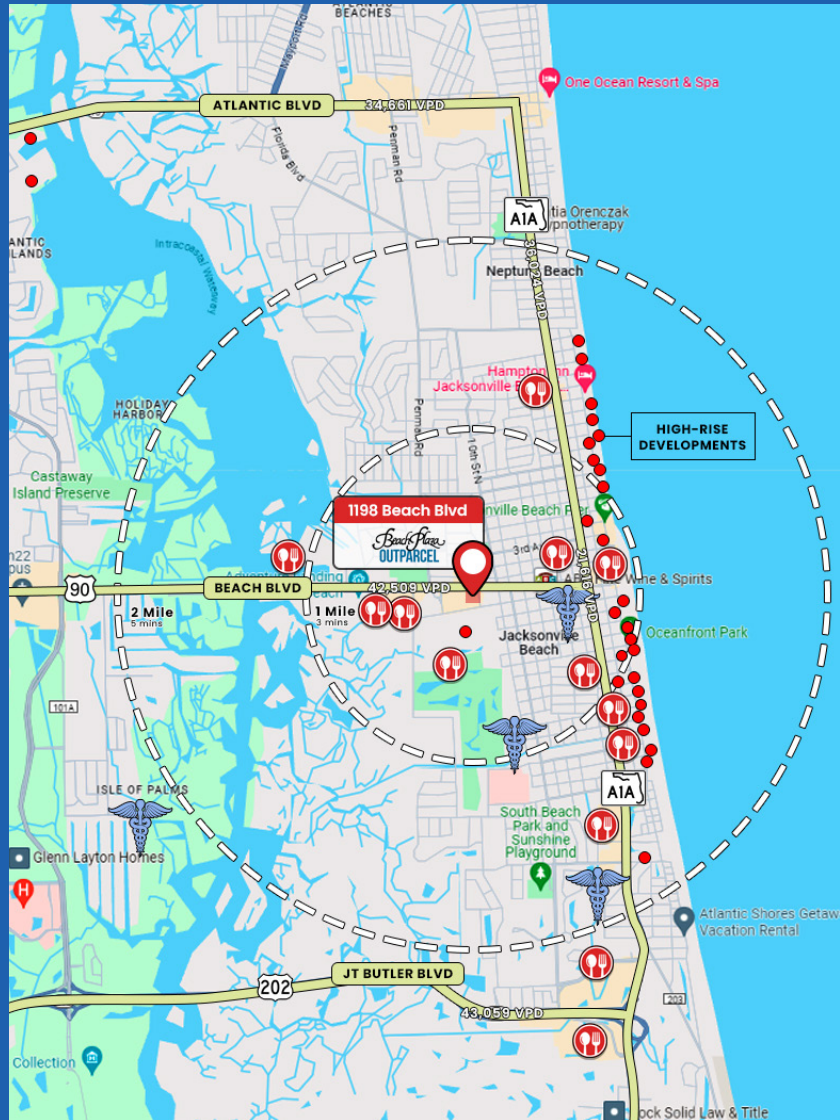


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HIGH-RISE DEVELOPMENTS WITHIN TWO MILES OF BEACH PLAZA

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

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TENANT LAYOUT

1198 BEACH BOULEVARD,
JACKSONVILLE BEACH, FL 32250

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

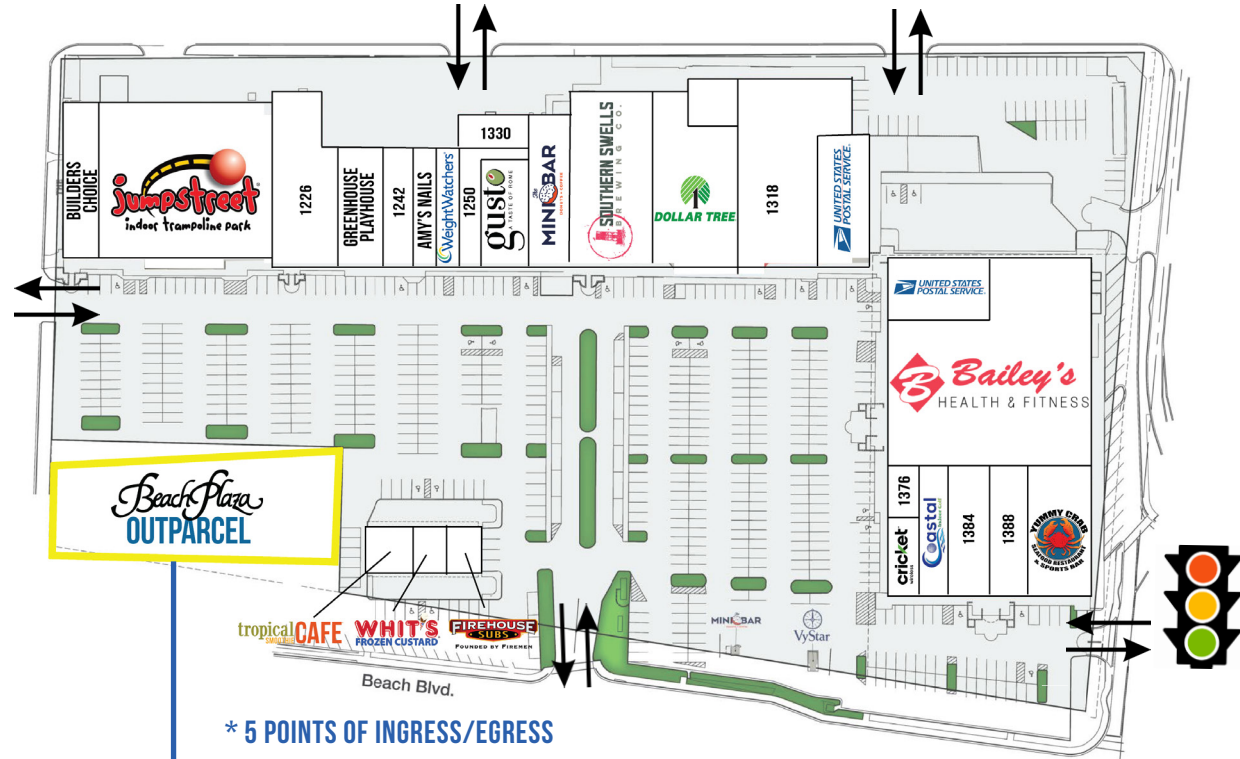


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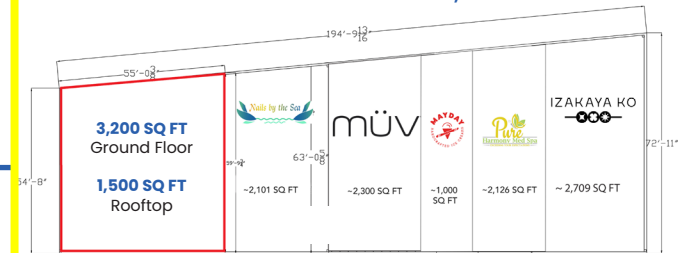
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TOTAL AREA ~ 13,862 SQ FT



ABOUT JACKSONVILLE BEACH



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



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 new 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**.



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Home to fortune 500 headquarters, thriving business, and startups, Jacksonville is growing twice as fast as the rest of the nation and is ranked #7 Best City Job for Seekers by Money Magazine.

Our region is a great place to experience a spectacular climate, excellent quality of life, wonderful outdoor recreational opportunities, and abundant sports, arts, and cultural amenities. In Jacksonville, the possibilities are endless.

Source: <https://jaxusa.org/why-jax/area-overview>



Proximity to Major Attractions: Located near popular attractions such as the Jacksonville Beach Pier, Seawalk Pavilion, and various beachfront parks, **businesses 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

Real estate is about more than buildings for us; it's about helping business owners achieve their dreams of a prime location where clients feel welcome and eager to visit. It's about connecting real estate with local communities.

For over 50 years, Ashco has used innovative architectural design and strategic locations to positively impact neighborhoods and enhance the lives of those who interact with our spaces. We work exclusively with our tenants to build unique and inviting retail environments, shaping the future of retail together.



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Ashco board is proud to support the following organizations



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