



Colliers

## Beach Blvd. Retail Buildings at I-295

11571 Beach Blvd | Jacksonville, FL 32246

Beach Blvd

**Asking price: \$1,950,000**

### Property Highlights

- Prime Beach Blvd frontage with high daily traffic counts and excellent visibility in one of Jacksonville's most active commercial corridors
- Strategically located with easy access and visibility from I-295, surrounded by dense residential neighborhoods, retail, medical and service-oriented businesses
- Adjacent parcel to the east is also available
- Ideal for retail, medical, showroom or service uses featuring flexible floorplans that can support both single-tenant and multi-tenant configurations
- Situated on a full 1-acre parcel, providing ample parking, flexible circulation and room for additional site enhancements
- Traffic count on Beach Blvd: 58,000 AADT

#### Mike Phillips

Associate Vice President  
+1 904 861 1113  
mike.phillips@colliers.com

#### Jason Ryals

Executive Vice President  
+1 904 861 1136  
jason.ryals@colliers.com

#### Gina Kline

Senior Associate  
+1 904 861 1104  
gina.kline@colliers.com

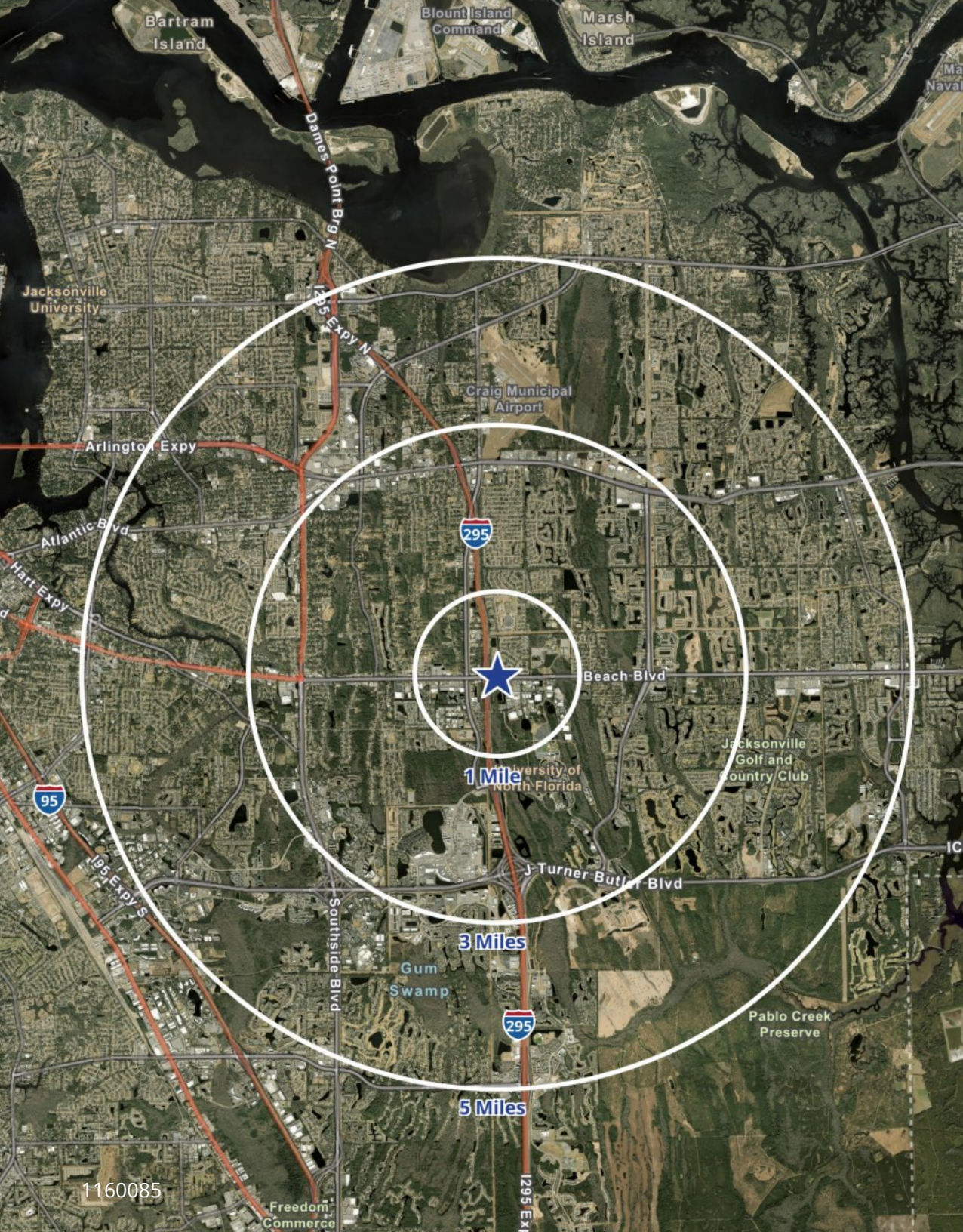
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76 S. Laura St., Ste. 1500  
Jacksonville, FL 32202  
P: +1 904 358 1206  
colliers.com/jacksonville  
[colliers.com/en/p-USA1160085](https://colliers.com/en/p-USA1160085)

1160085

# Photo Gallery





# Demographics

Source: ESRI Business Analyst, 2025



## Population

1 Mile | 5,468  
 3 Miles | 83,814  
 5 Miles | 226,479



## Daytime Population

1 Mile | 11,620  
 3 Miles | 91,846  
 5 Miles | 238,874



## Average HH Income

1 Mile | \$55,709  
 3 Miles | \$104,522  
 5 Miles | \$104,335



# Market Overview

11571 Beach Blvd, Jacksonville, Florida, 32246  
3 mile radius

## Household & population characteristics



**\$77,800**

Median household income



**\$369,267**

Median home value



**51.5%**

Owner occupied housing units



**34.7**

Median age



**50.5%**

Female population



**47.1%**

% Married (age 15 or older)

## Annual lifestyle spending



**\$3,125**

Travel



**\$37**

Tickets to Movies



**\$101**

Theatre/Operas/Concerts



**\$87**

Admission to Sports Events



**\$10**

Online Gaming Services

## Households & population



**84,228**

Current total population



**87,060**

5 Year total population



**34,493**

Current total households



**36,214**

5 year total households

## Education

**5%**

No high school diploma



**24%**

High school graduate



**27%**

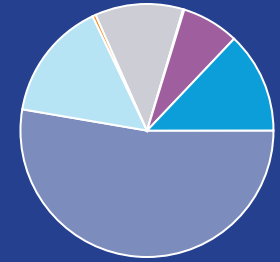
Some college



**44%**

Bachelor's/graduate/prof degree

## Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

## Business



**3,906**

Total businesses



**42,420**

Total employees

## Employment



**67%**

White collar



**18%**

Blue collar



**14%**

Services

**3.8%**

Unemployment rate

## Annual household spending



**\$2,302**

Apparel & Services



**\$218**

Computers & Hardware



**\$3,820**

Eating Out



**\$6,780**

Groceries



**\$6,772**

Health Care



Sandalwood High School

INTERSTATE 295

St. Johns Bluff  
29,000± AADT

91,500± AADT

FSCJ South Campus

Advance Auto Parts

Beach Blvd

WELLS FARGO



58,000± AADT



Walgreens DOLLAR TREE

Starbucks TACO BELL McDonald's ALDI Arby's

VyStar Credit Union

CUBESMART self storage + logistics

Beachwood Commerce Center

Wawa Eastpark at Town Center



INTERSTATE 295

UNF Athletic Fields



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Associate Vice President  
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[mike.phillips@colliers.com](mailto:mike.phillips@colliers.com)

**Jason Ryals**  
Executive Vice President  
+1 904 861 1136  
[jason.ryals@colliers.com](mailto:jason.ryals@colliers.com)

**Gina Kline**  
Senior Associate  
+1 904 861 1104  
[gina.kline@colliers.com](mailto:gina.kline@colliers.com)

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