



8068 West Beaver Street

Jacksonville, Florida 32220

Property Highlights

- Strong visibility & frontage along W Beaver St, a high-traffic road
- Convenient access to I-10 and I-295 for seamless connectivity
- Surrounded by established residential, retail, and industrial users
- On-site parking & easy ingress/egress for customers & employees
- Adjacent parcels available for corner expansion up to 1.27 acres
- Business is currently operational and not included in sale price
- Please do not disturb business or discuss with employees ***

Property Overview

Versatile commercial opportunity in a well-traveled corridor on Jacksonville's Westside. The property benefits from strong frontage along West Beaver Street, providing excellent visibility and easy access for both local and through-traffic. Surrounded by established residential neighborhoods, service businesses, and industrial users, the location supports a wide range of commercial uses. Its proximity to major roadways, including I-10 and I-295, enhances connectivity throughout the Jacksonville market.

Offering Summary

Sale Price:	Subject To Offer
Building Size:	3,915 SF
Lot Size:	0.25 Acres
Zoning:	CCG-2
Parking:	6 Spaces
Traffic Count:	10,500 AADT on Beaver Street 11,500 AADT on Cahoon Road

For More Information



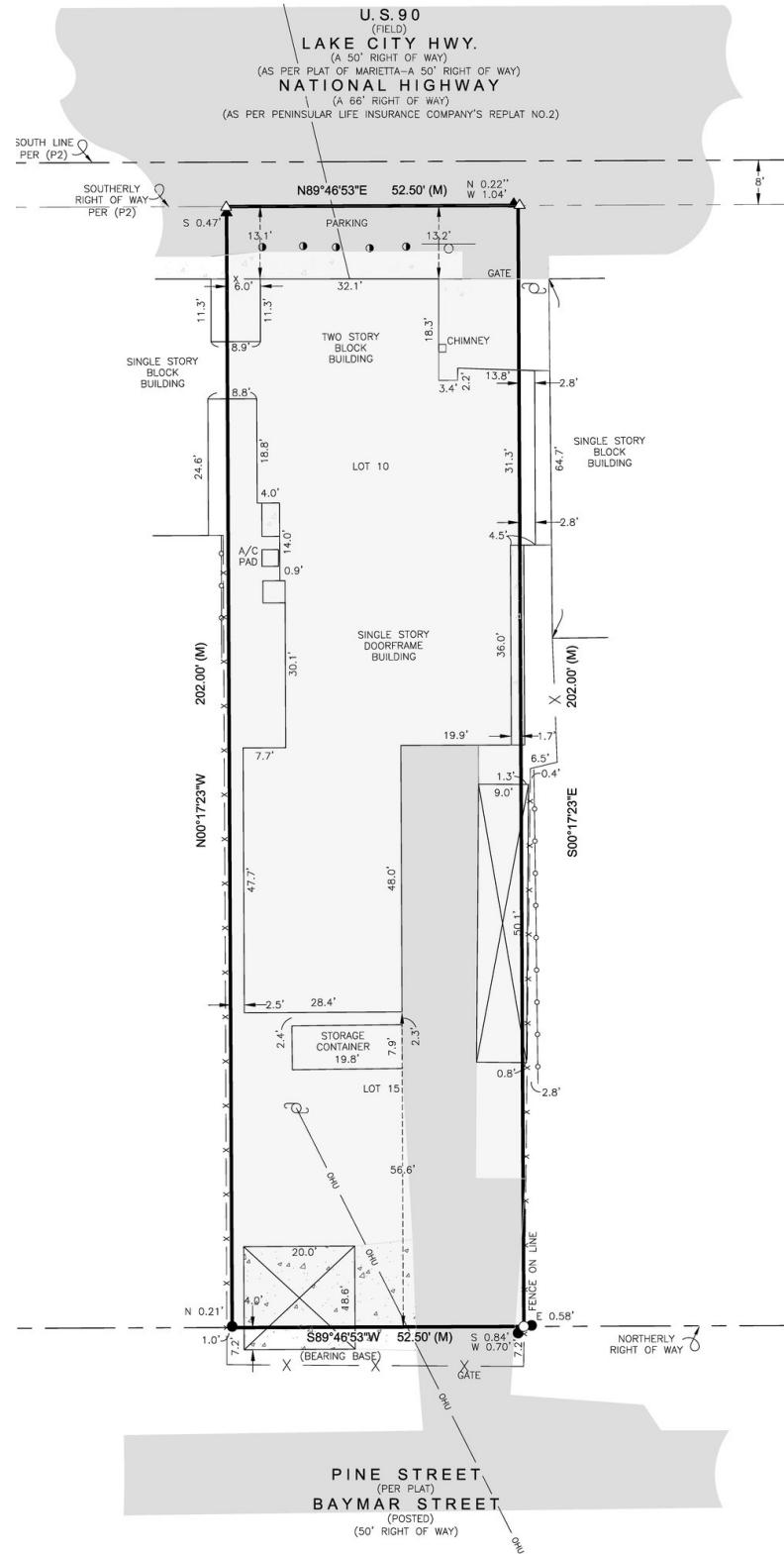
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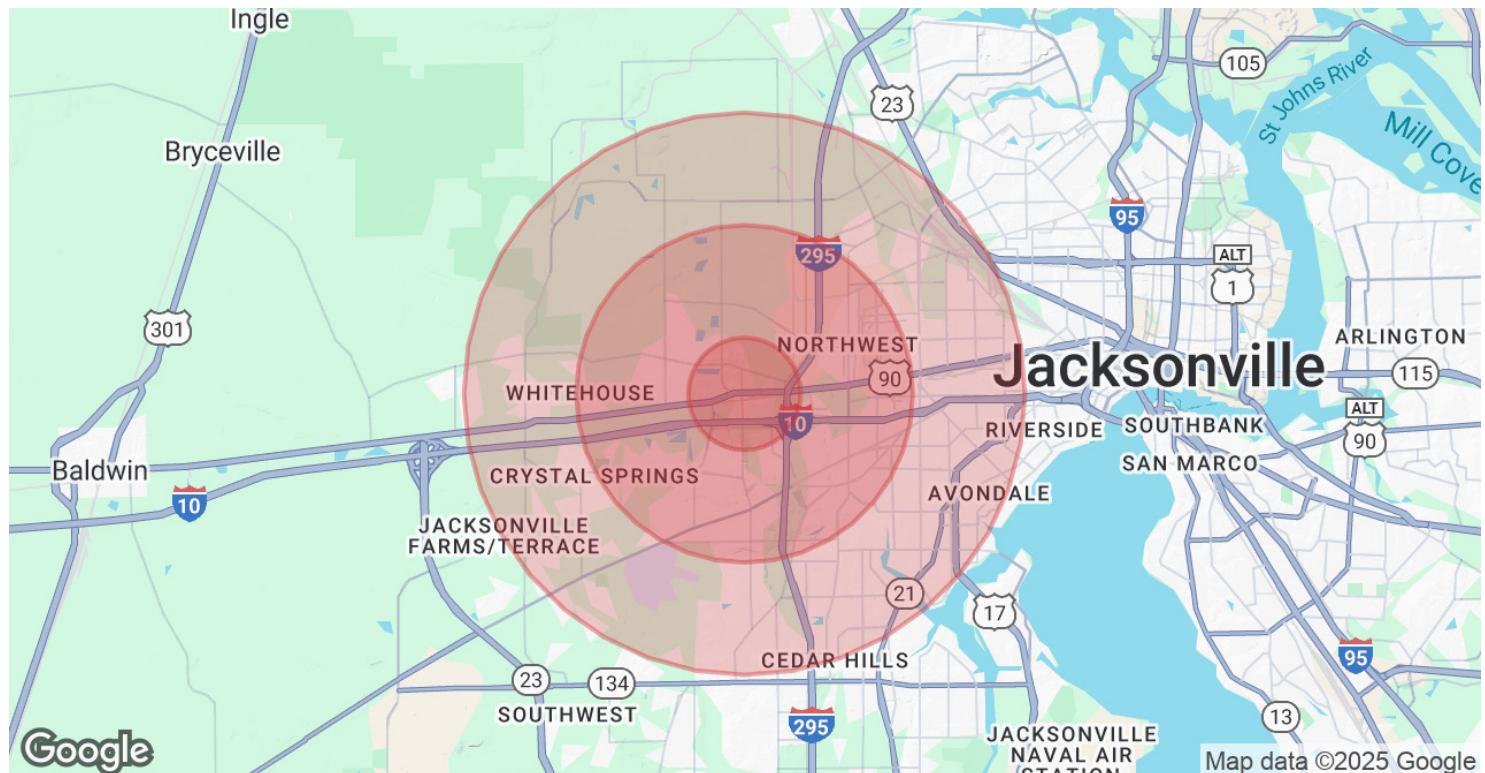












Population	1 Mile	3 Miles	5 Miles
Total Population	4,124	37,045	128,450
Average Age	42	40	39
Average Age (Male)	42	39	38
Average Age (Female)	43	41	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,600	14,068	50,688
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$73,967	\$77,892	\$76,802
Average House Value	\$263,956	\$236,268	\$252,215

Demographics data derived from AlphaMap