



Beach Commerce Center

11840 Beach Boulevard
Jacksonville, Florida 32246

Property Highlights

- Building Signage & Pylon Visible on Beach Blvd
- 20' Clear Height Ceiling in Warehouse
- 120' Truck Court
- 4 Dock High Positions
- 56,000 vehicles per 24 hrs traffic count
- 2026 CAM Estimate - \$4.70

Property Overview

A 46,000 SF retail showroom facility located on Beach Boulevard, just one-eighth mile east of I-295 within EastPark, a 580-acre master-planned business park. The property offers exceptional flexibility, featuring 16 dock-high doors, 20-foot clear height, and a spacious 120-foot truck court. Beach Commerce Center provides outstanding visibility along Beach Boulevard, allowing tenants to take advantage of prominent signage opportunities for maximum customer exposure.

Offering Summary

Lease Rate:	Negotiable
Building Size:	46,000 SF
Available SF:	11,355 SF
Lot Size:	3.67 Acres

Spaces	Lease Rate	Space Size
Suite 10	Negotiable	11,355 SF

For More Information

Jason J. Purdy

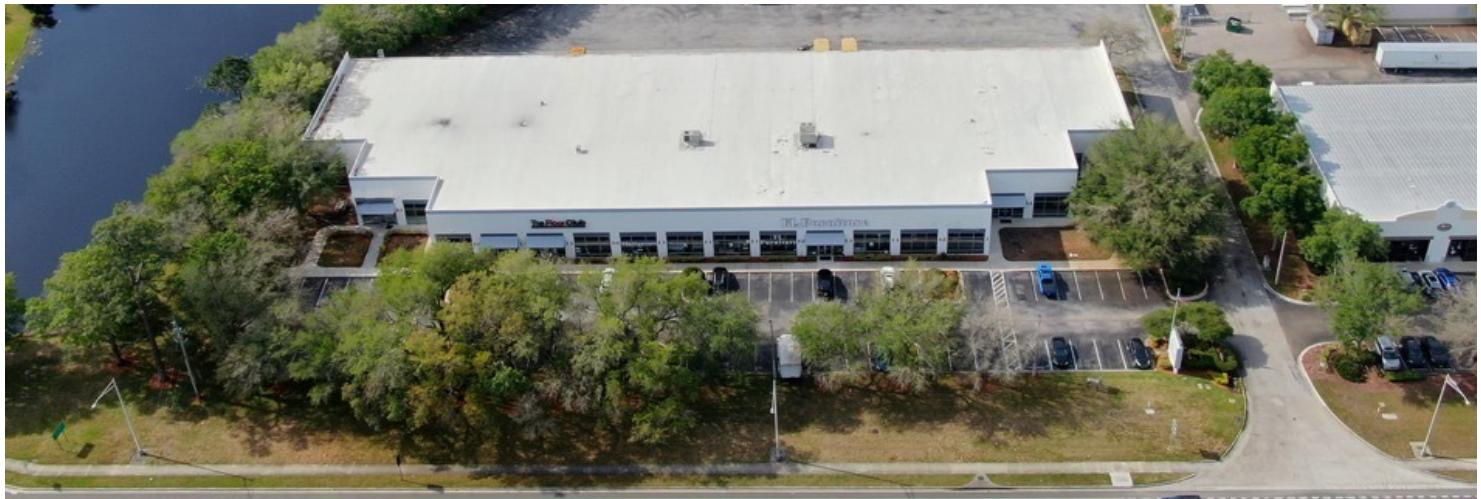


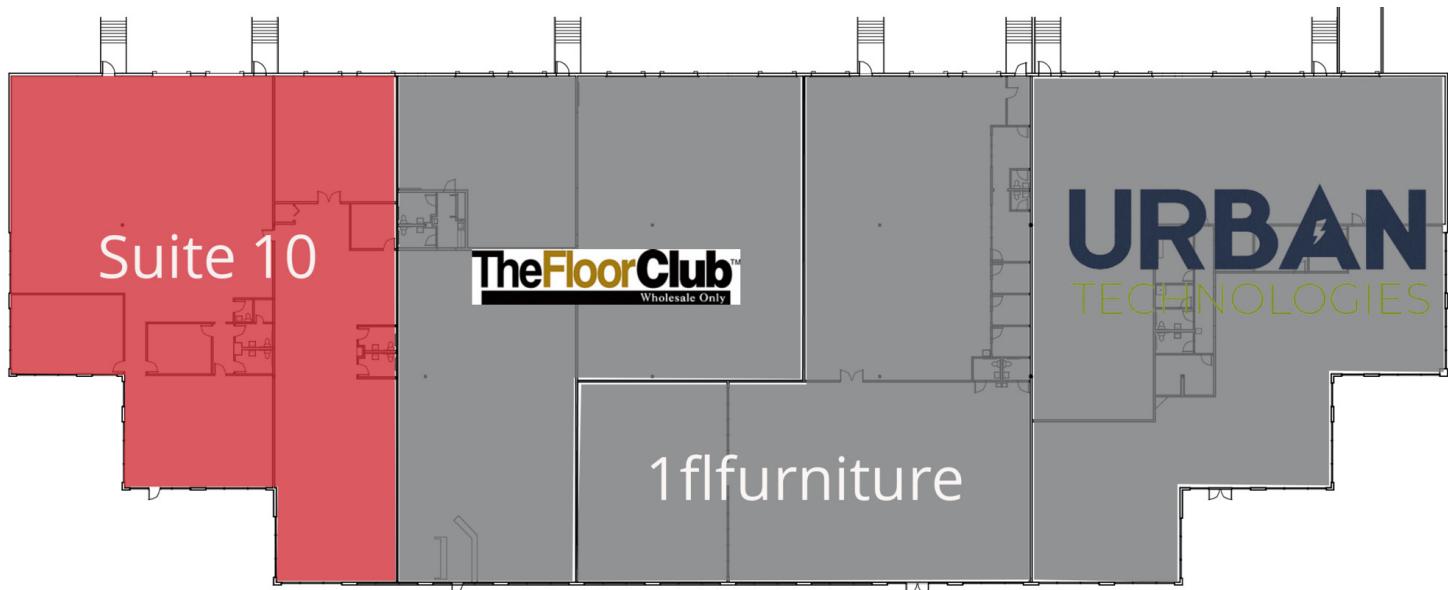
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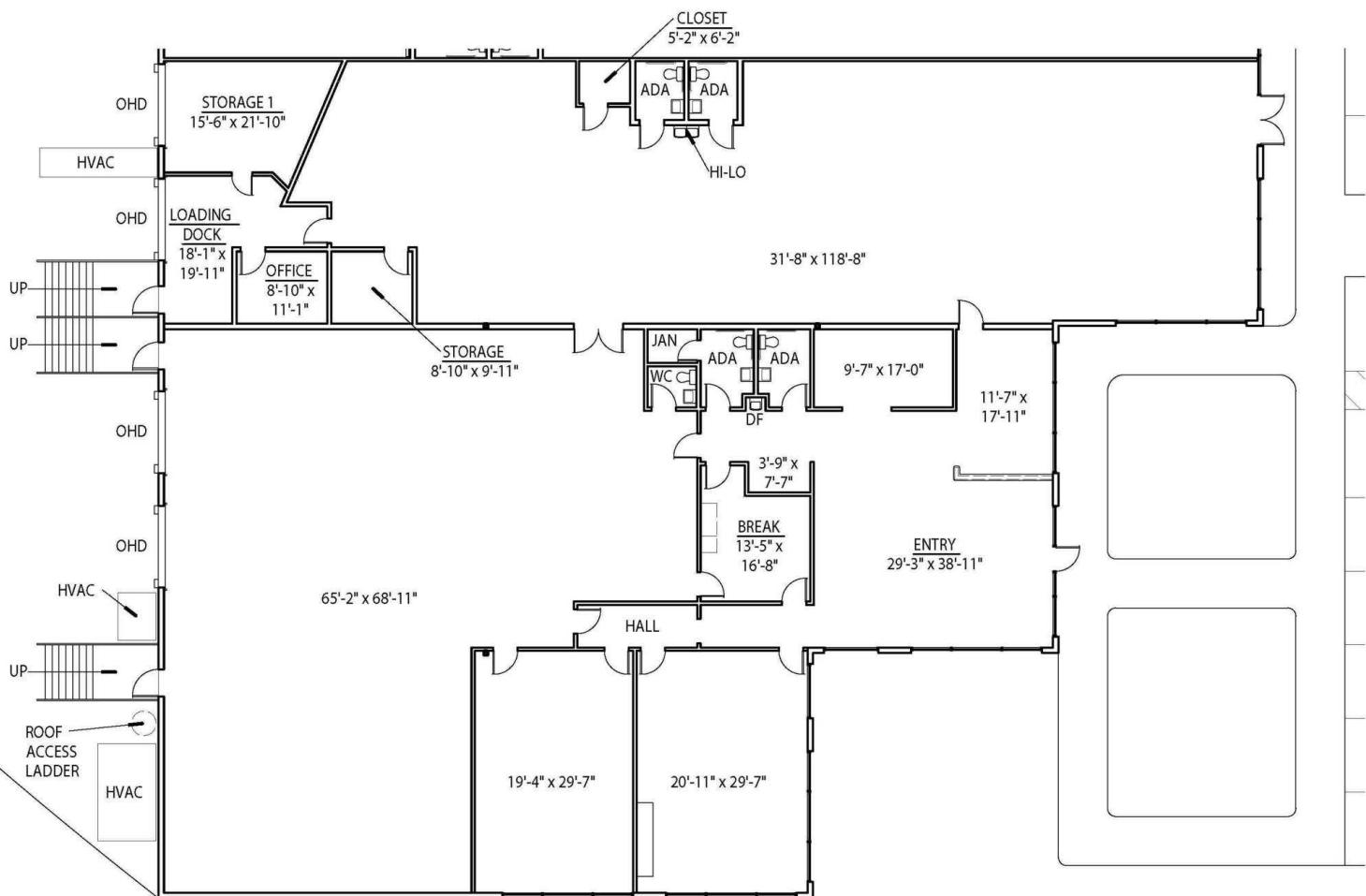
Associate Vice President
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Available Spaces

Suite	Tenant	Size	Type	Rate
Suite 1	Urban Broward	12,000 SF	NNN	-
Suite 5	FL Furniture	10,815 SF	NNN	-
Suite 6-7	The Floor Club	11,245 SF	NNN	-
Suite 10	Available	11,355 SF	NNN	Negotiable

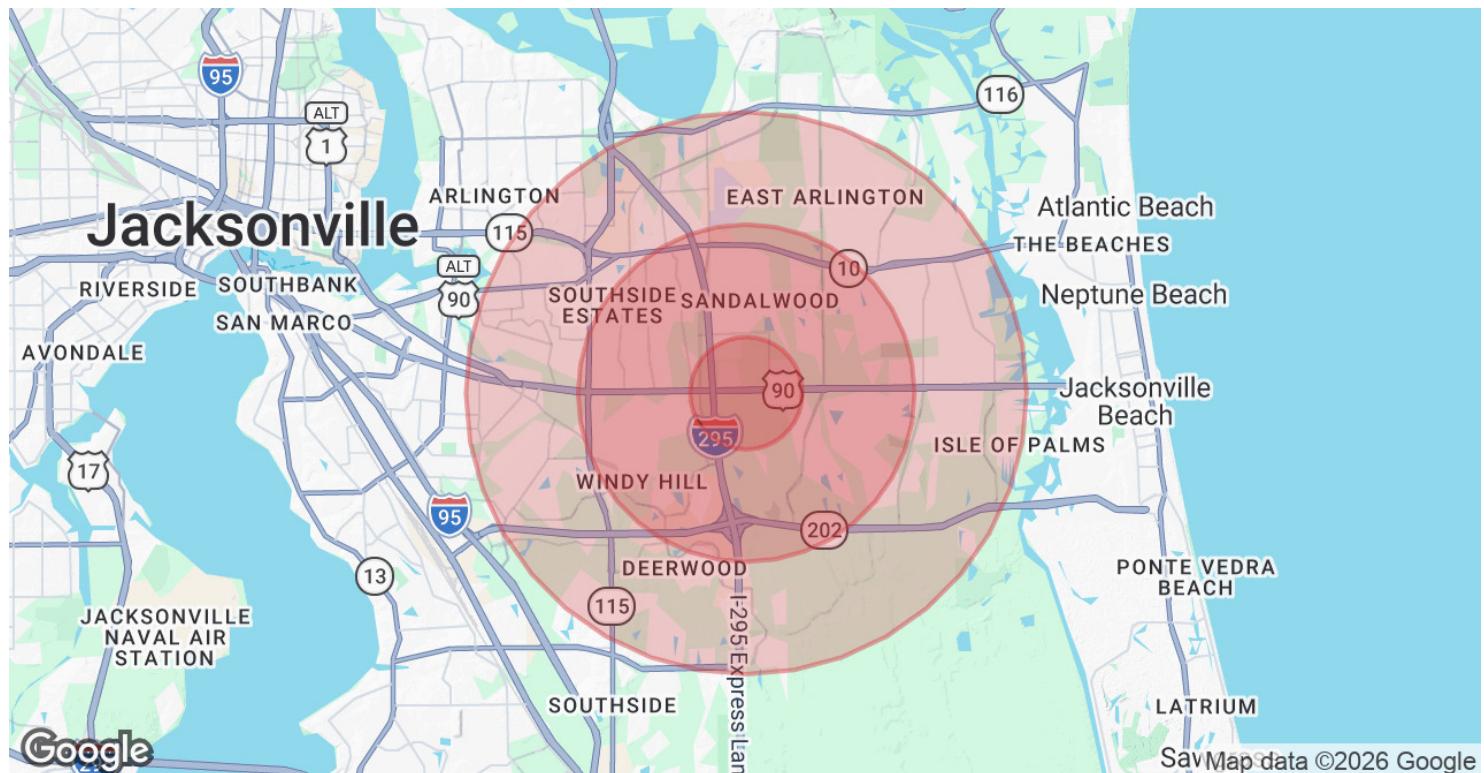


Suite 10 - 11,355 SF

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Population	1 Mile	3 Miles	5 Miles
Total Population	7,717	78,746	225,736
Average Age	35	38	39
Average Age (Male)	34	37	38
Average Age (Female)	35	39	40
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,852	30,895	93,555
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$77,152	\$102,339	\$99,209
Average House Value	\$277,861	\$335,171	\$345,955

Demographics data derived from AlphaMap