

# Beach Plaza OUTPARCEL



**~4,700 SF AVAILABLE**

**1198 BEACH BLVD, JACKSONVILLE BEACH, FL 32205**



**ASHCO CENTERS**

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.

# Property OVERVIEW

**1198 Beach Blvd**

**Rooftop:** Largest rooftop in Jacksonville Beach

**Availability:** ~1,600–4,700 SF

**Access:** 5 Points of Ingress & Egress

**Signalization:** Signalized intersection at Beach Blvd & 12th St

**Parking:** ±600 non-exclusive parking spaces

**Visibility:** Strong visibility from Beach Boulevard

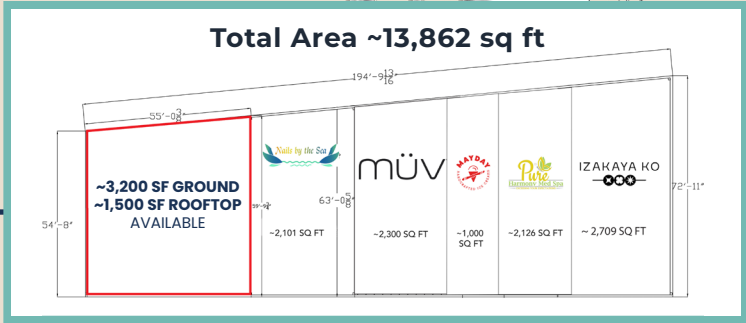


# Tenant LAYOUT

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.

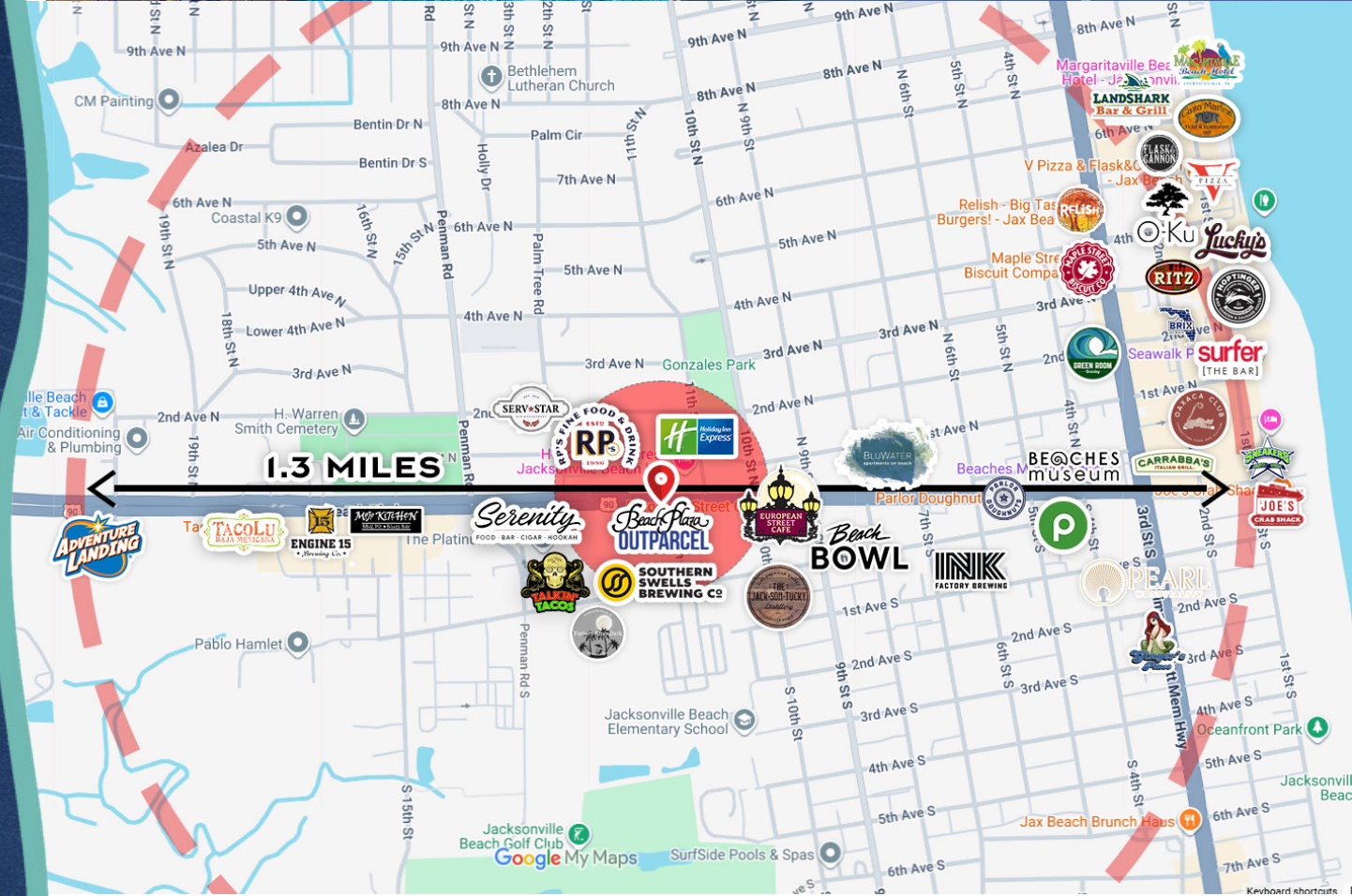


**\*5 points of ingress/egress**



# About THE AREA

Beach Plaza Outparcel is located at the signalized intersection of **Beach Boulevard and 12th Street**, offering strong visibility along one of Jacksonville Beach's primary commercial corridors with over **55,751 vehicles per day**. The site is minutes from the Jacksonville Beach Pier and surrounded by dense residential neighborhoods, established retail, and popular dining destinations, drawing consistent traffic from residents, beachgoers, and the area's affluent coastal population.



## DEMOGRAPHICS

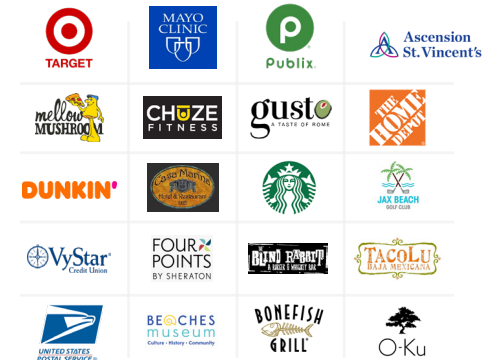
1198 Beach Blvd	2 Miles	5 Miles	10 Miles
Population	26,536	116,352	297,113
Median Age	42.9	42	38.9
Households	12,530	51,063	123,140
Avg HH Income	\$127,761	\$122,002	\$109,102

Collection Street	Cross Street	Traffic Volume
Beach Boulevard	S 12th St E	55,751

Sourced From CoStar

## COMPLIMENTARY ANCHORS & NEIGHBORS

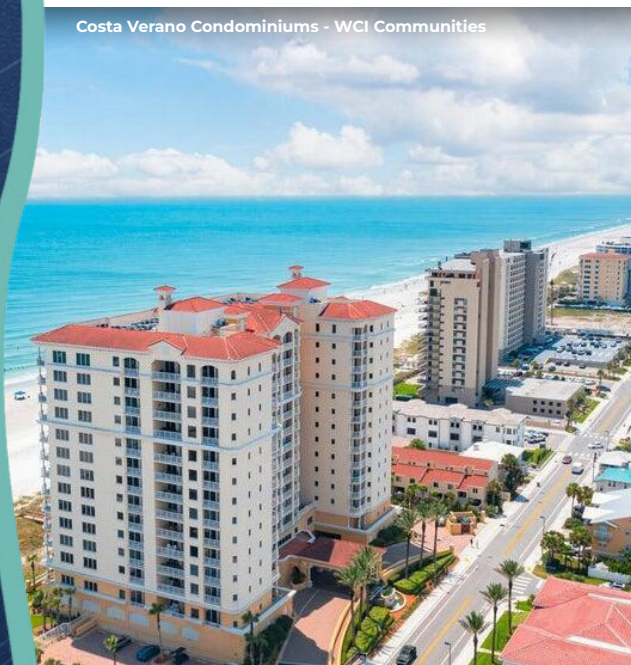
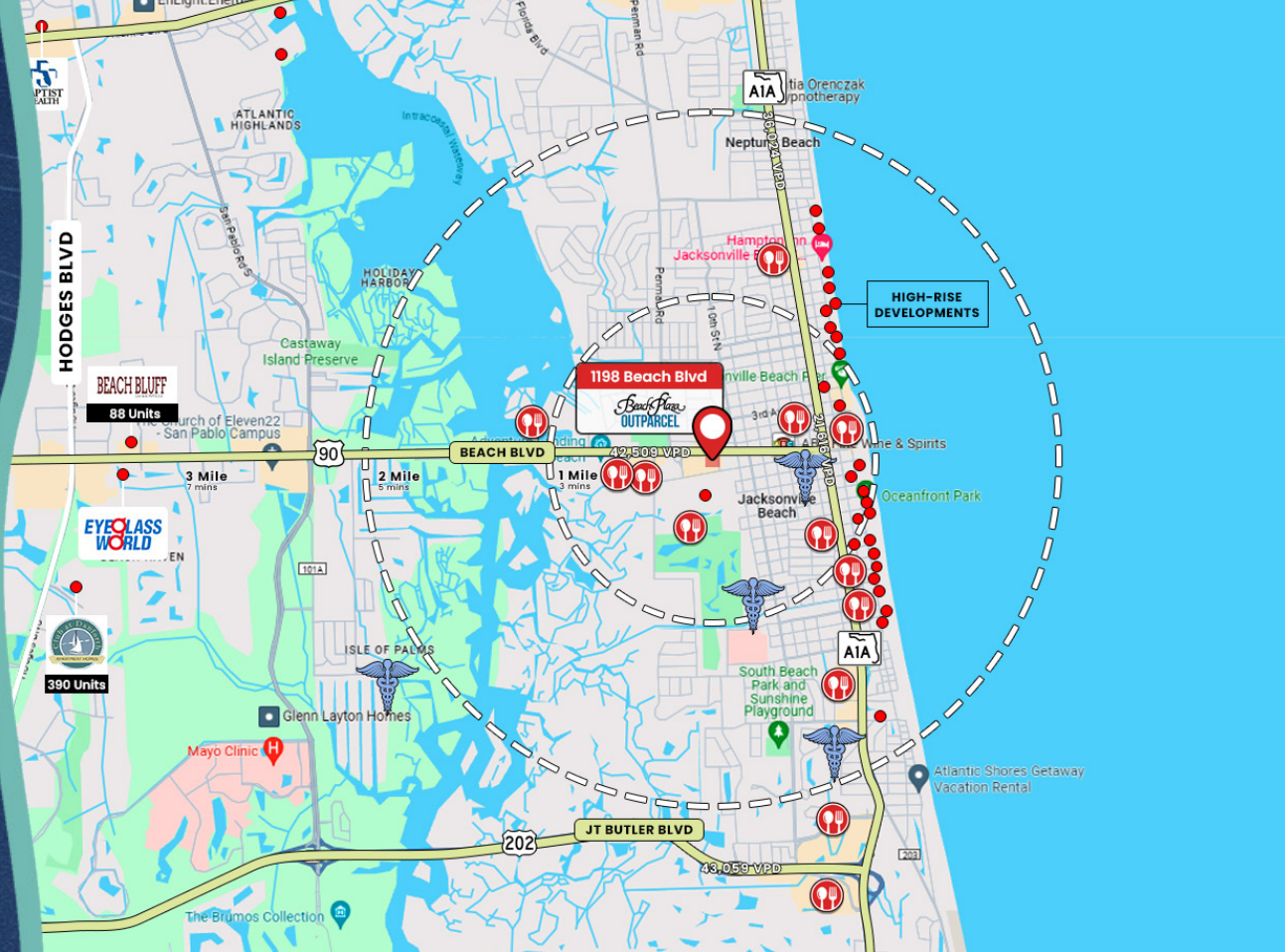


# High-Rise DEVELOPMENTS

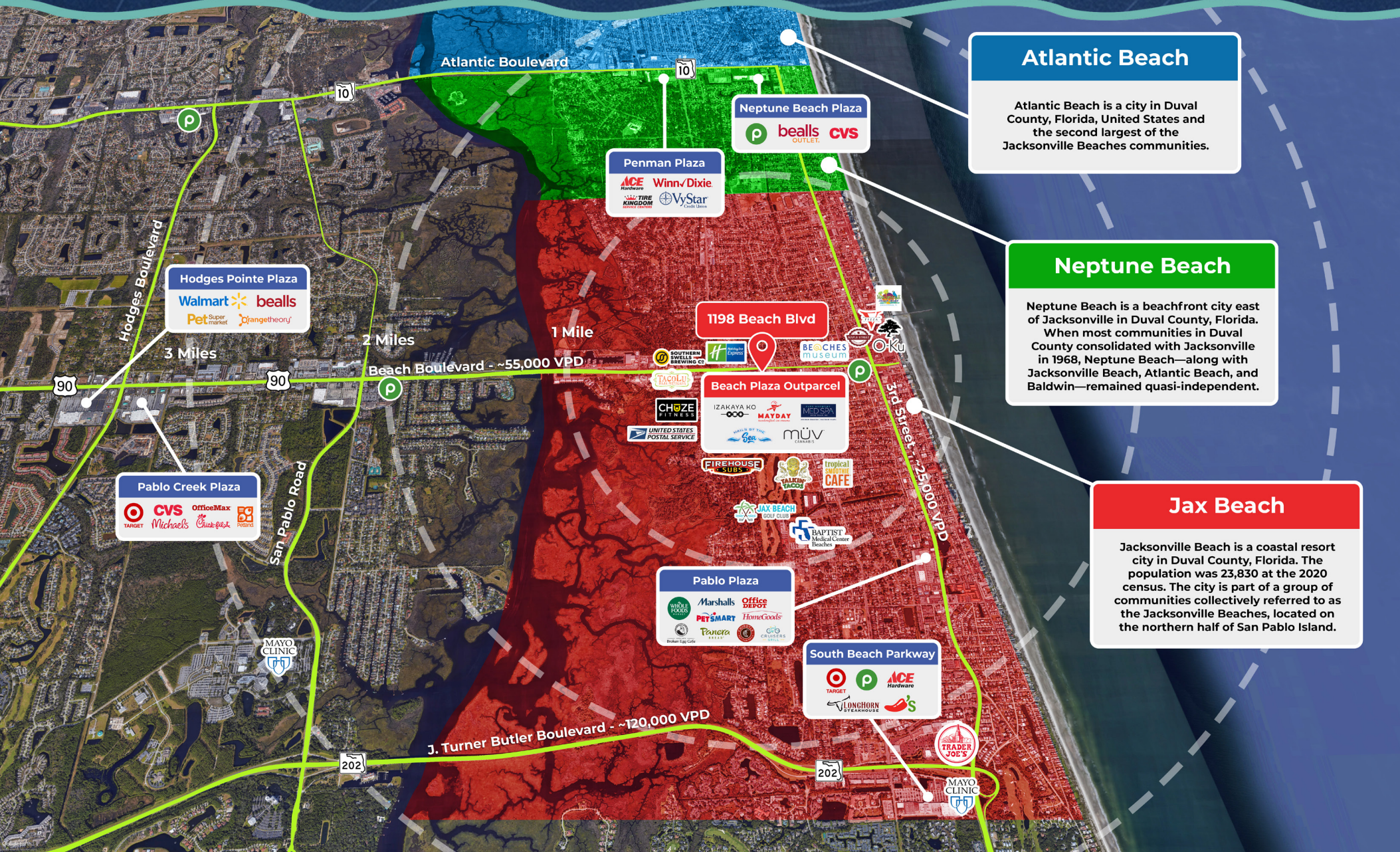
Within two miles of  
beach plaza

- Acquillus - **48 units**
- Acquillus II - **140 units**
- Acquillus III - **14 units**
- Avenue 4 - **8 units**
- Azure
- Beach Drifter
- Costa Verano - **100 units**
- Landmark - **43 units**
- Las Brisas Condominiums
- Marbella Condominiums - **22 units**
- Margaritaville
- Metropolitan Condominiums **26 units**
- MiraVista at Harbortown
- Northshore - **35 units**
- Ocean 14 - **124 units**
- Ocean Park - **17 units**
- Oceania - **46 units**
- Oceanic - **10 units**
- Ocean's Edge - **181 units**
- Ocean's Edge - **181 units**
- Oceanside 932 - **25 units**
- Pelican Point
- Pier Point - **58 units**
- Sandpiper Condominiums
- SeaSpray West
- Seawind Condominiums
- Serena Point - **17 unit**
- Surf Side - **25 units**
- The Beach House Apartments
- The Lorelei Condominiums
- The Waterford
- Water's Edge
- Watermark - **25 units**
- Watermark Condominiums
- WatersEdge at Harbortown - **16 units**

~1,284 units in total



# Trade Area OVERVIEW



## 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.

### Hodges Pointe Plaza

Walmart bealls  
Pet Supermarket Jfangetheory

3 Miles

### Pablo Creek Plaza

Target CVS OfficeMax  
Michaels Chick-fil-A Petland

Atlantic Boulevard

### Neptune Beach Plaza

bealls cvs

### Penman Plaza

ACE Hardware Winn/Dixie  
TIRE KINGDOM VyStar Credit Union

### 1198 Beach Blvd

SOUTHERN BREVARD BREWING CO. Hooters BEACHES MUSEUM OKU

### Beach Plaza Outparcel

IZAKAYA KO MAYDAY MED SPA  
CHIZE FITNESS UNITED STATES POSTAL SERVICE müv CENTRALIS

FIREHOUSE SUBS TROPICAL SWIMMING CAFE

JAX BEACH GOLF CLUB BAPTIST Medical Center Beaches

### Pablo Plaza

WORLD FOODS Marshalls Office DEPOT  
PET SMART HomeGoods Panera GFC CRESTERS

### South Beach Parkway

Target bealls ACE Hardware  
JLUNGHORN PIZZA MICHIGAN'S TRADER JOES

J. Turner Butler Boulevard - ~120,000 VPD

Beach Boulevard - ~55,000 VPD

San Pablo Road - ~25,000 VPD

202

202

San Pablo Road

Hodges Boulevard

MAYO CLINIC

MAYO CLINIC

# About JACKSONVILLE



## #1 MOST POPULOUS CITY IN FLORIDA

Jacksonville is one of the fastest-growing cities in the Southeast with part of a metro area of **1.7M+** and over **985,000** residents (U.S. Census Bureau, 2023).



## TOP 10 U.S. CITY FOR GROWTH

Jacksonville ranks in the top 10 for **net migration** and **job growth** among major metros (Forbes, 2024).



## BUSINESS-FRIENDLY CLIMATE

No state income tax or corporate franchise tax on capital stock. Florida consistently ranks among the **top states for business** (Chief Executive Magazine, 2024).



## YOUNG & EDUCATED WORKFORCE

Median age of **38** and access to a **regional labor force of over 850,000** across Northeast Florida.

Jacksonville is Florida's largest city by population and land area — a booming gateway market offering a diverse, growing customer base and dynamic quality of life.



## YEAR-ROUND QUALITY OF LIFE

Over **220 days of sunshine** per year, **22 miles of beaches**, a growing downtown, and access to **historic districts**, **family-friendly suburbs**, and **outdoor recreation**.



## MAJOR LEAGUE CITY

An NFL market anchored by the **Jacksonville Jaguars**, delivering national exposure and destination events.



## STRONG HEALTHCARE & LOGISTICS INFRASTRUCTURE

Home to Mayo Clinic, Baptist Health, UF Health, and a top 3 port in Florida — making it ideal for **medical**, **distribution** and **consumer-facing brands**.

## 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 solutions 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 St. Johns Town Center, River City Marketplace, and Jacksonville Beach, we create spaces designed to maximize visibility, drive engagement, and foster long-term success for the communities we serve.

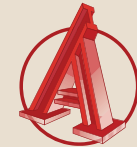
For more than six decades, we've built a reputation for excellence in Jacksonville and beyond. Our commitment to our tenants' success is reflected in our responsiveness, accessibility, and the personal relationships we cultivate with every client.



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