

FOR LEASE > RETAIL PROPERTY



Northeast Florida

Retail Space for Lease

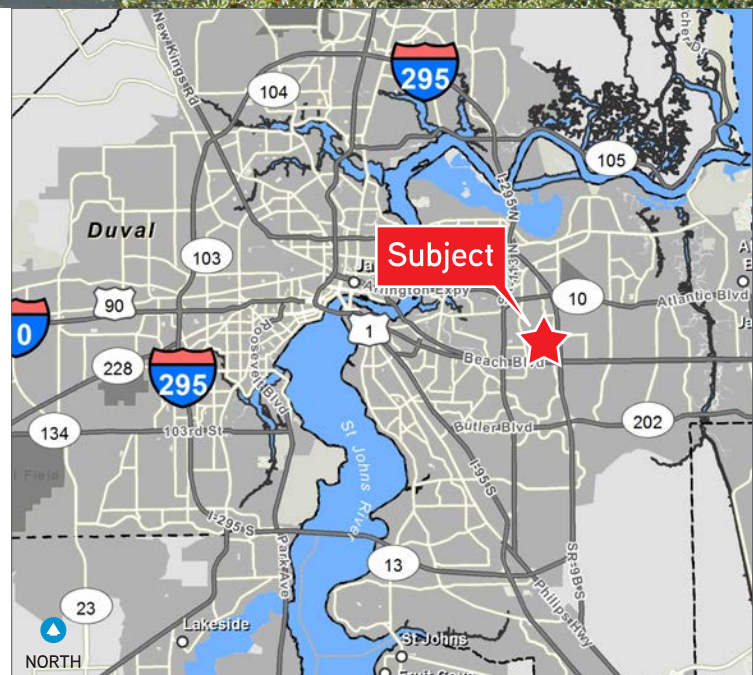
11000 BEACH BLVD., JACKSONVILLE, FL 32224

115,300± SF RETAIL CENTER



Property Features

- > 1,800± SF suite available
- > Great location on high traffic Beach Blvd. retail corridor
- > On the south side of Beach Blvd., between Southside Blvd. and St. Johns Bluff Rd.
- > 58,500± AADT and minutes to I-295 and JT Butler Blvd.
- > Quick and easy access to Downtown, Jacksonville International Airport, Beaches and other surrounding submarkets
- > Wide variety of retailers in the area include Winn-Dixie, Sam's Club, CVS, Walgreens, McDonald's, etc.
- > Current tenants include: Bankshots Billiards, Comedy Club, Happy Hound Resort and Ultimate Liquidations
- > Expenses/NNN: \$2.38/SF CAM
- > Lease Rate: \$10.00/SF (NNN)



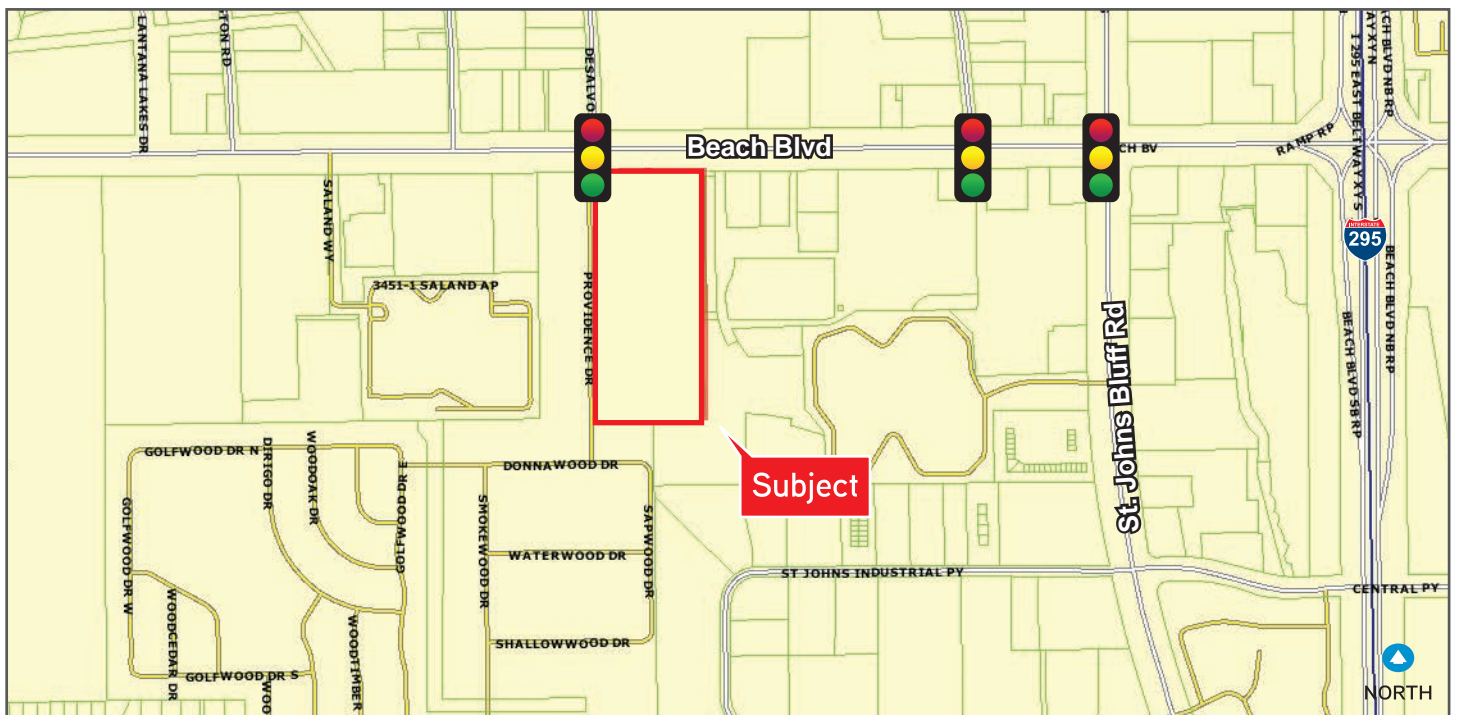
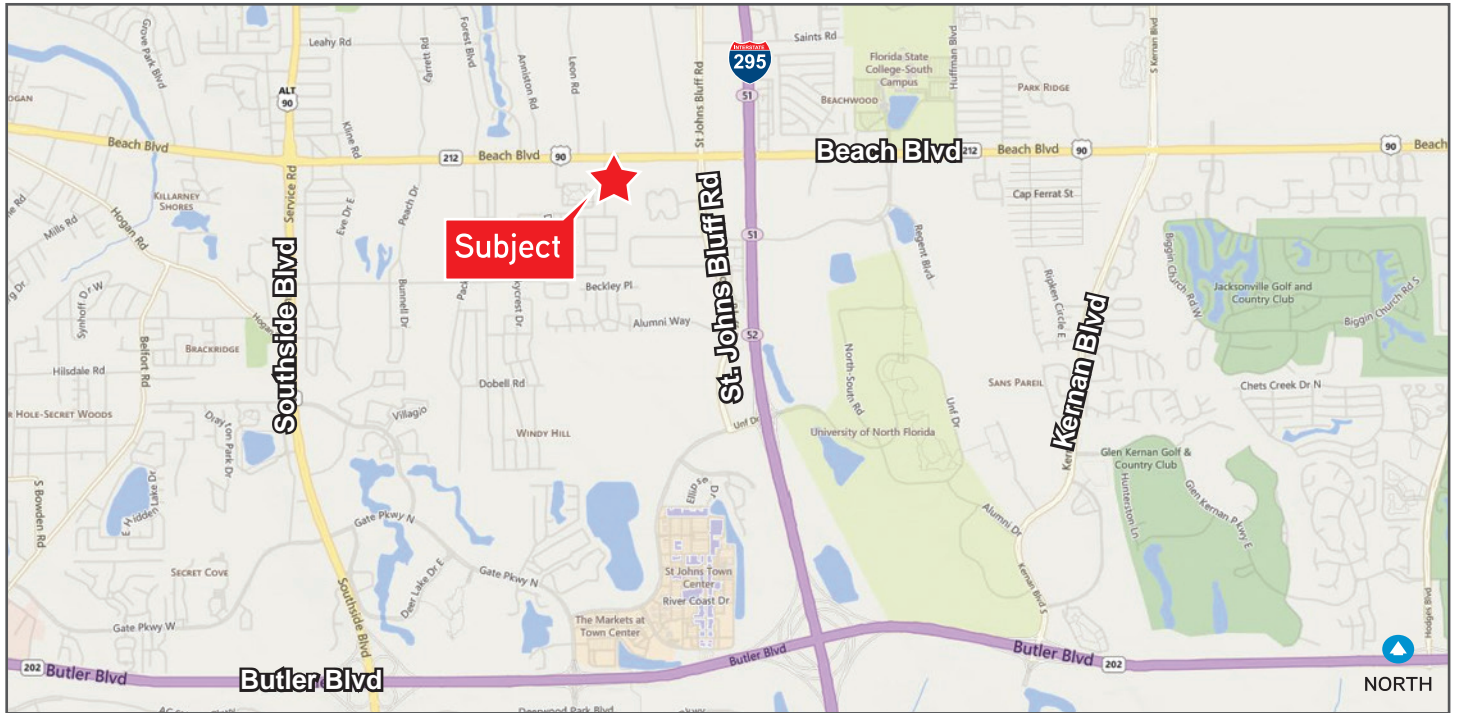
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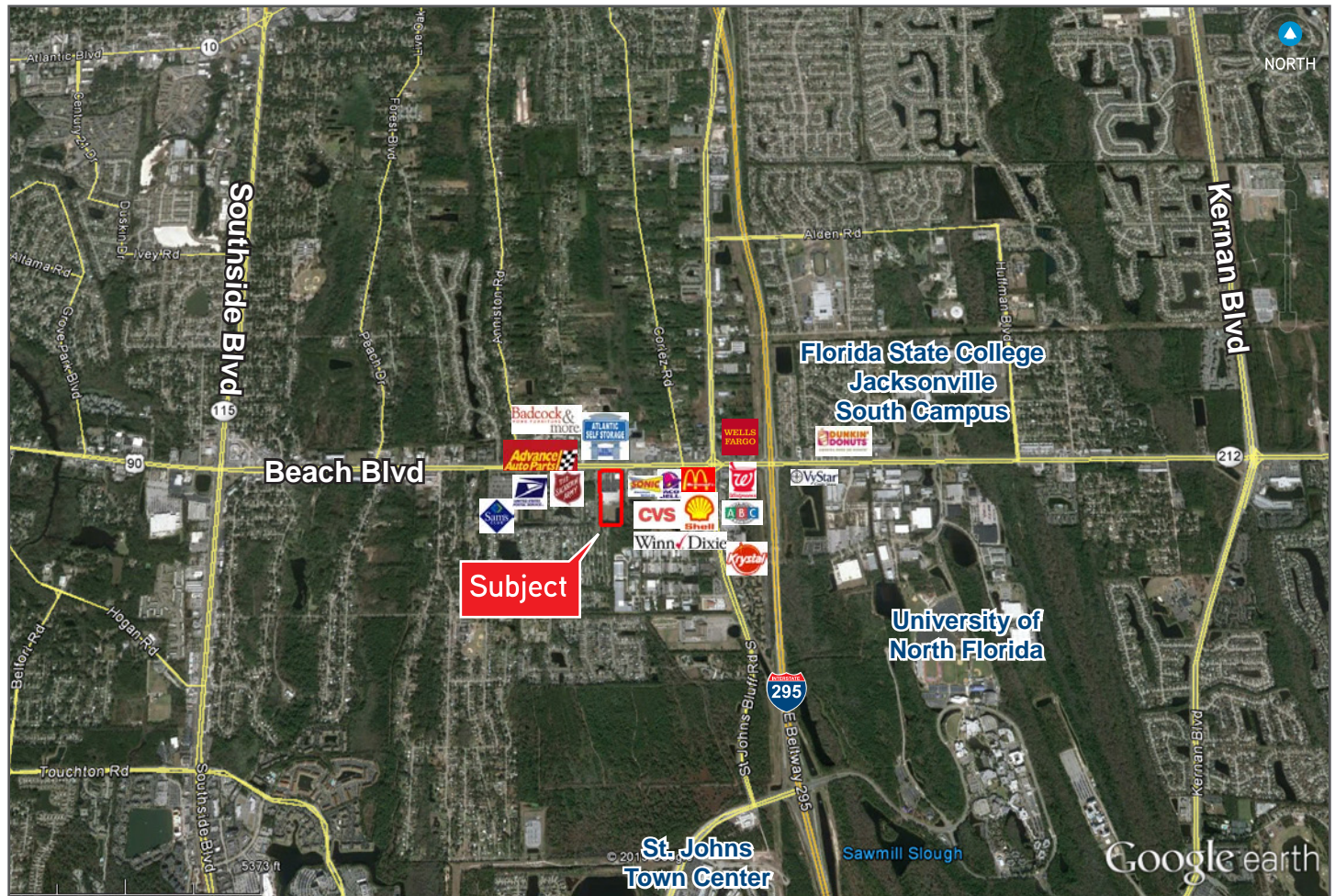
Street & Plat Map

11000 BEACH BLVD., JACKSONVILLE, FL 32224



Aerial

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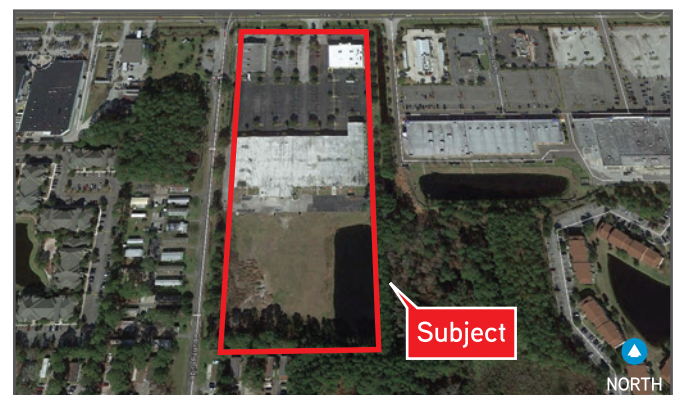


Demographics	1 Mile	3 Mile	5 Mile
2017 Est. Population	6,529	67,590	195,822
2017 Est. Households	2,201	26,618	80,070
2022 Est. Avg. HH Income	\$55,626	\$75,806	\$73,112

Source: Esri Business Analyst

Traffic Count	Daily
Beach Blvd.	58,500±

Source: Florida Department of Transportation (FDOT)



Site Plan

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