

FOR SUBLEASE > RETAIL



Former NAPA Auto Parts

3357 W BEAVER ST, JACKSONVILLE, FL 32254

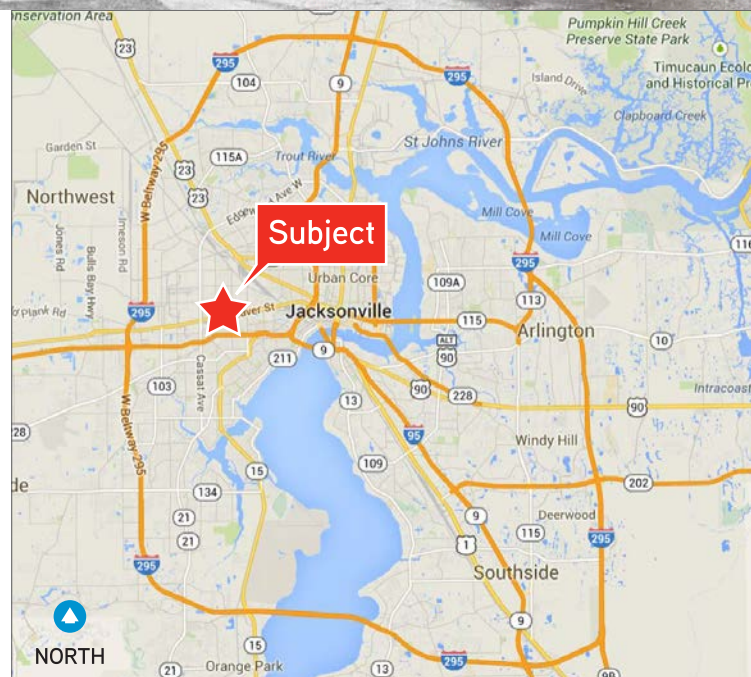
10,780± SF AVAILABLE

**Price
Reduced**



Property Features

- > 10,780± SF building - a mix of retail and warehouse space
- > Sublease available through July 31, 2019
- > 1.08± acres with fenced outdoor yard
- > One (1) grade level door
- > 12,800± vehicles per day on Beaver St
- > Surrounded by active businesses on a great working corridor
- > Great access to interstates I-10 and I-95
- > Lease Rate: ~~\$5,400/month~~
\$4,000/month + sales & property tax



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Building Summary

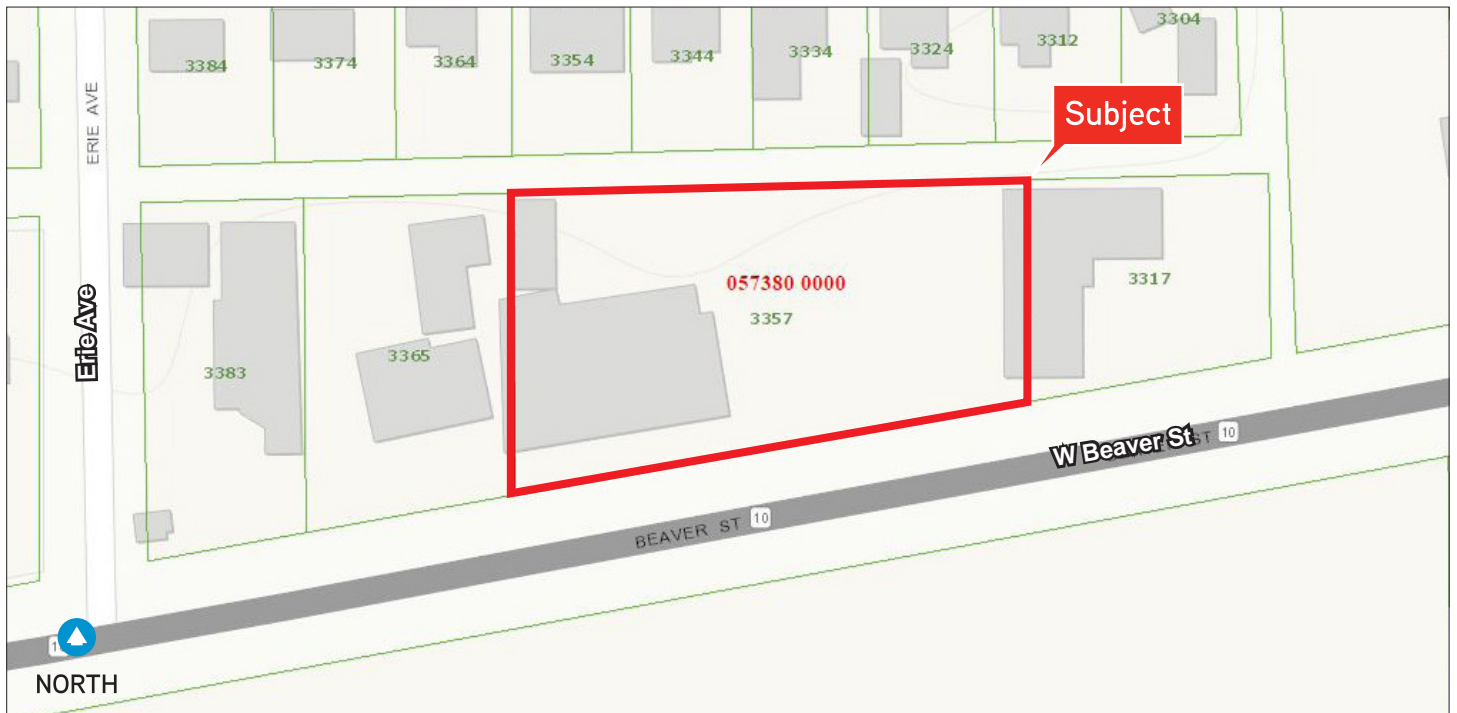
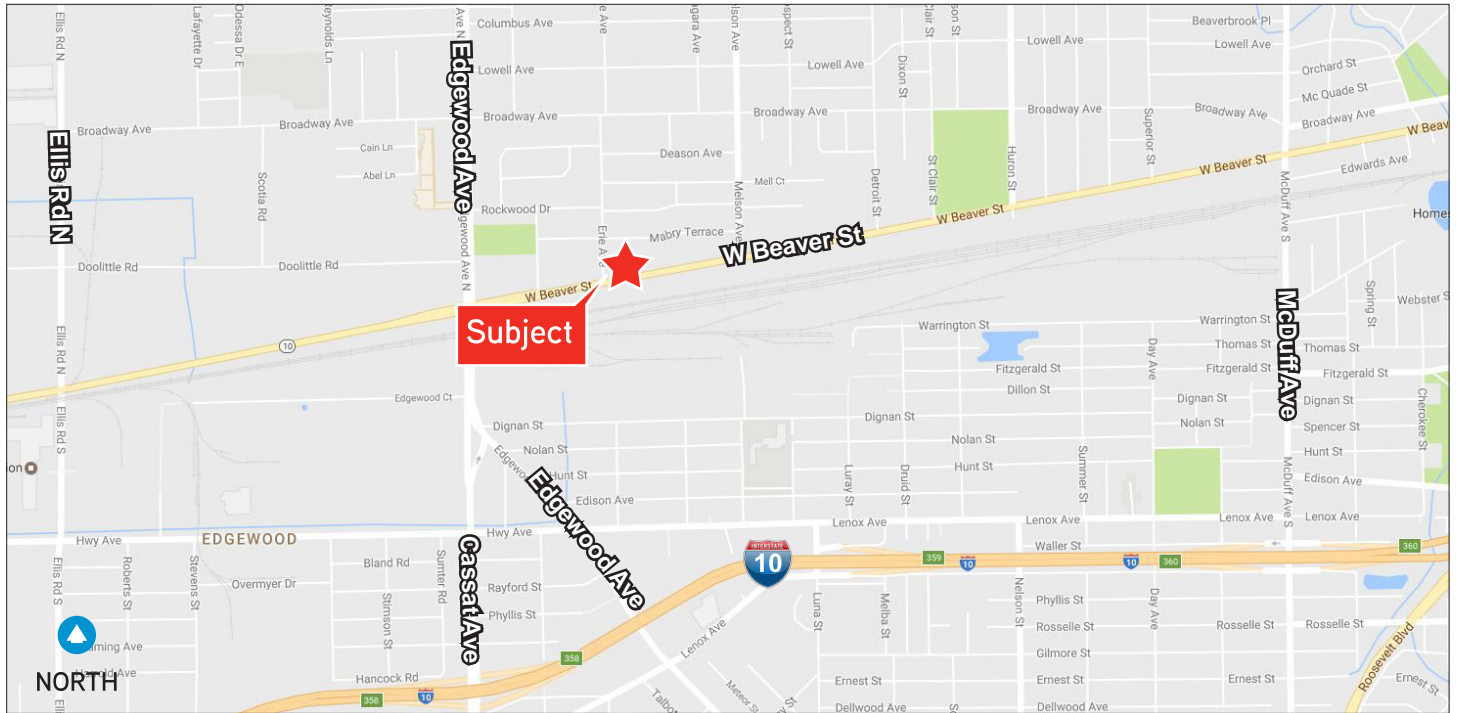
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Building Size:	10,780± SF
Warehouse Space:	4,261± SF
Retail Space:	6,519± SF
Parking:	30 free Surface Spaces are available; Ratio of 2.69/1,000 SF
Building Dimensions:	82' x 116'
Year Built:	1966
Land Area:	1.08±
Zoning:	Industrial Light (IL)
Building Height:	20'
Doors:	One (1) grade level door
Building Construction:	Block
Roof:	Age: 2014
Floor Type:	Concrete
Utilities:	City water and city sewer via JEA
Electrical:	JEA
Lighting:	Fluorescent
Property Tax 2016	\$4,506.16



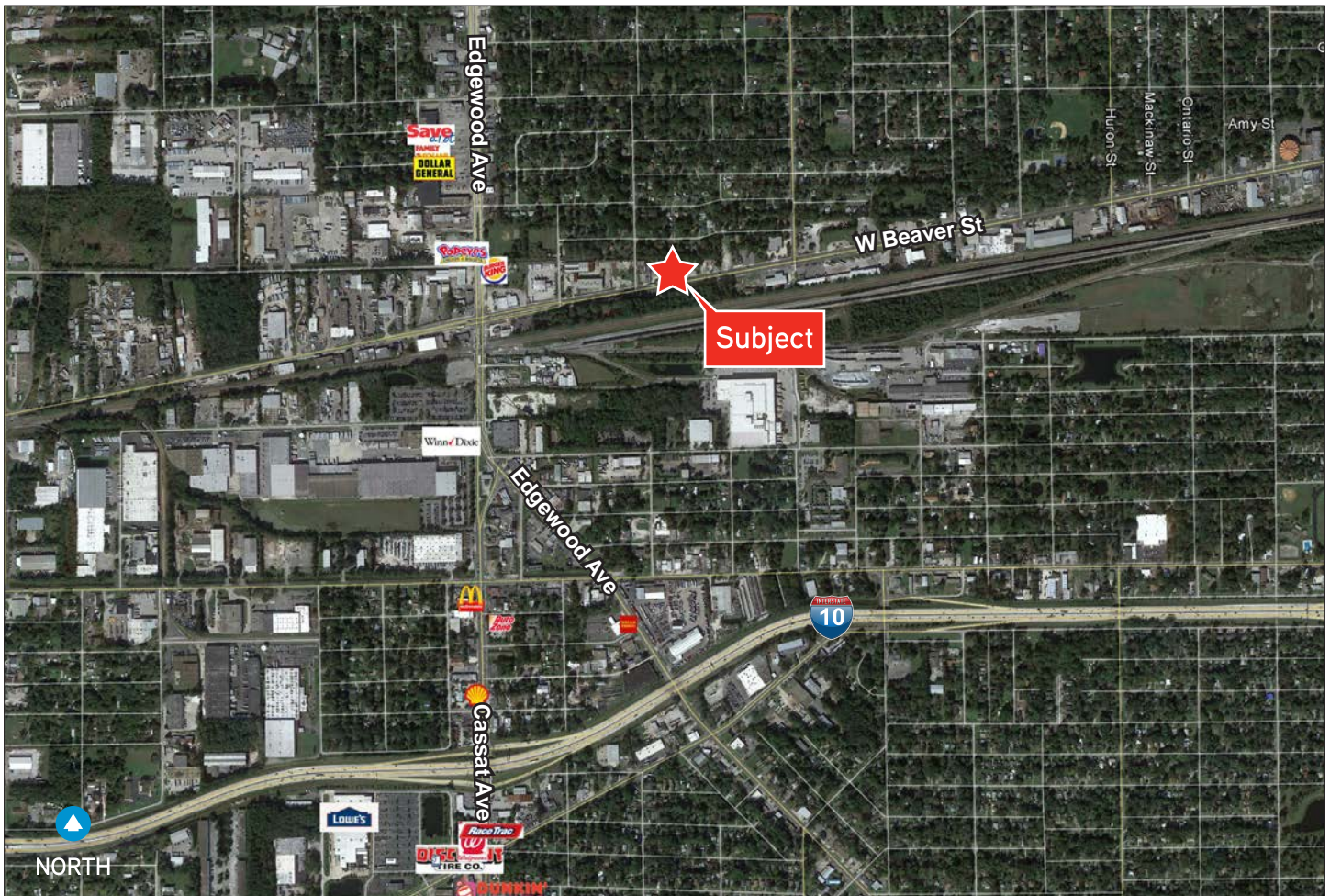
Street & Plat Map

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Aerial

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Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2016	7,181	65,154	161,989
Pop. Est. 2021	7,237	66,454	165,557
2016 Est. Avg. HH Income	\$41,018	\$49,818	\$50,492

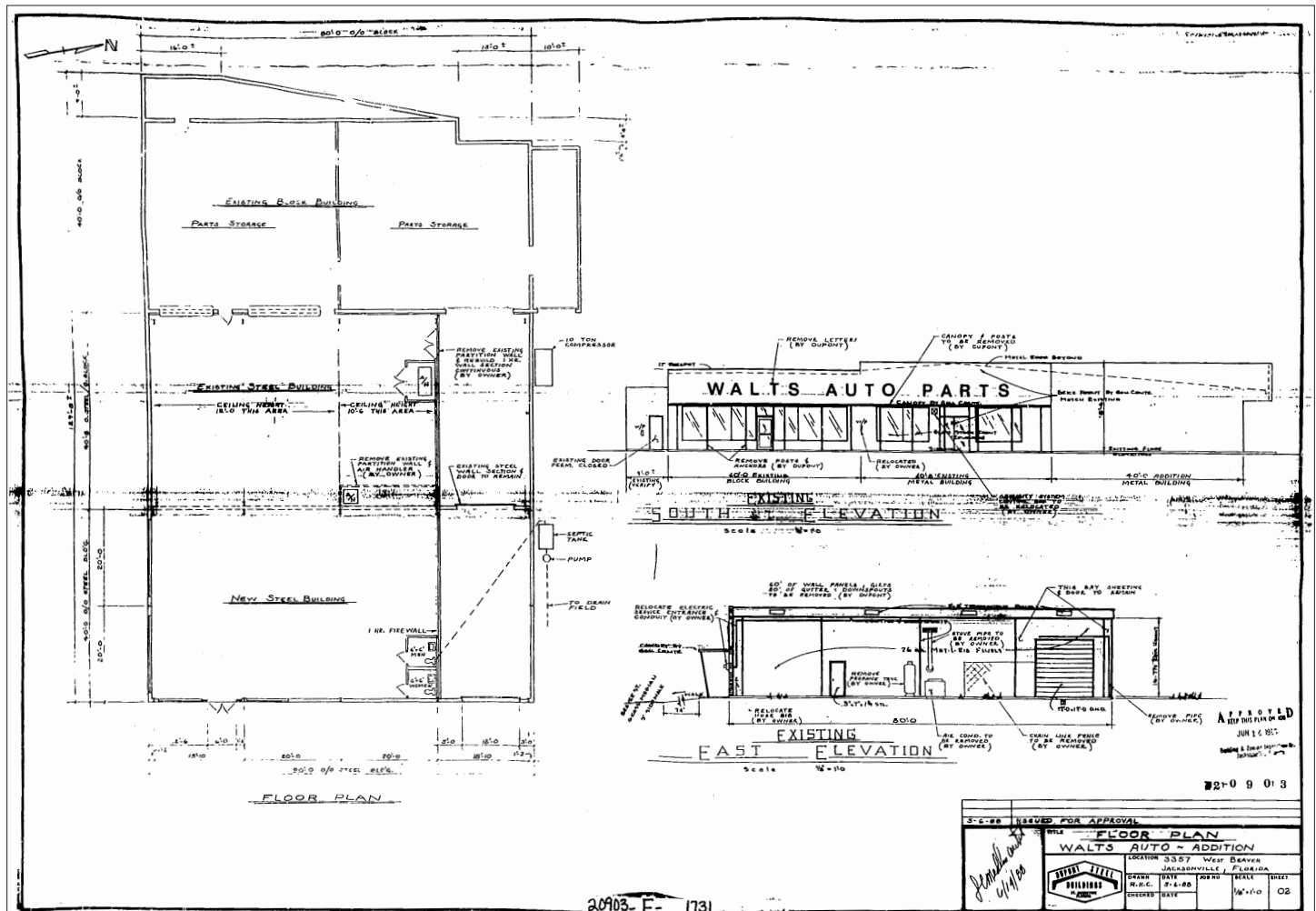
Source: ArcGIS

Traffic Count	Daily	Trucks
Beaver St	12,800	2,627
Edgewood Ave	25,500	1,779

Source: Florida Department of Transportation (FDOT)

Floor Plan

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10,780± SF Available

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Please contact us to see this property

Contact Us

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