

FOR SALE > LAND

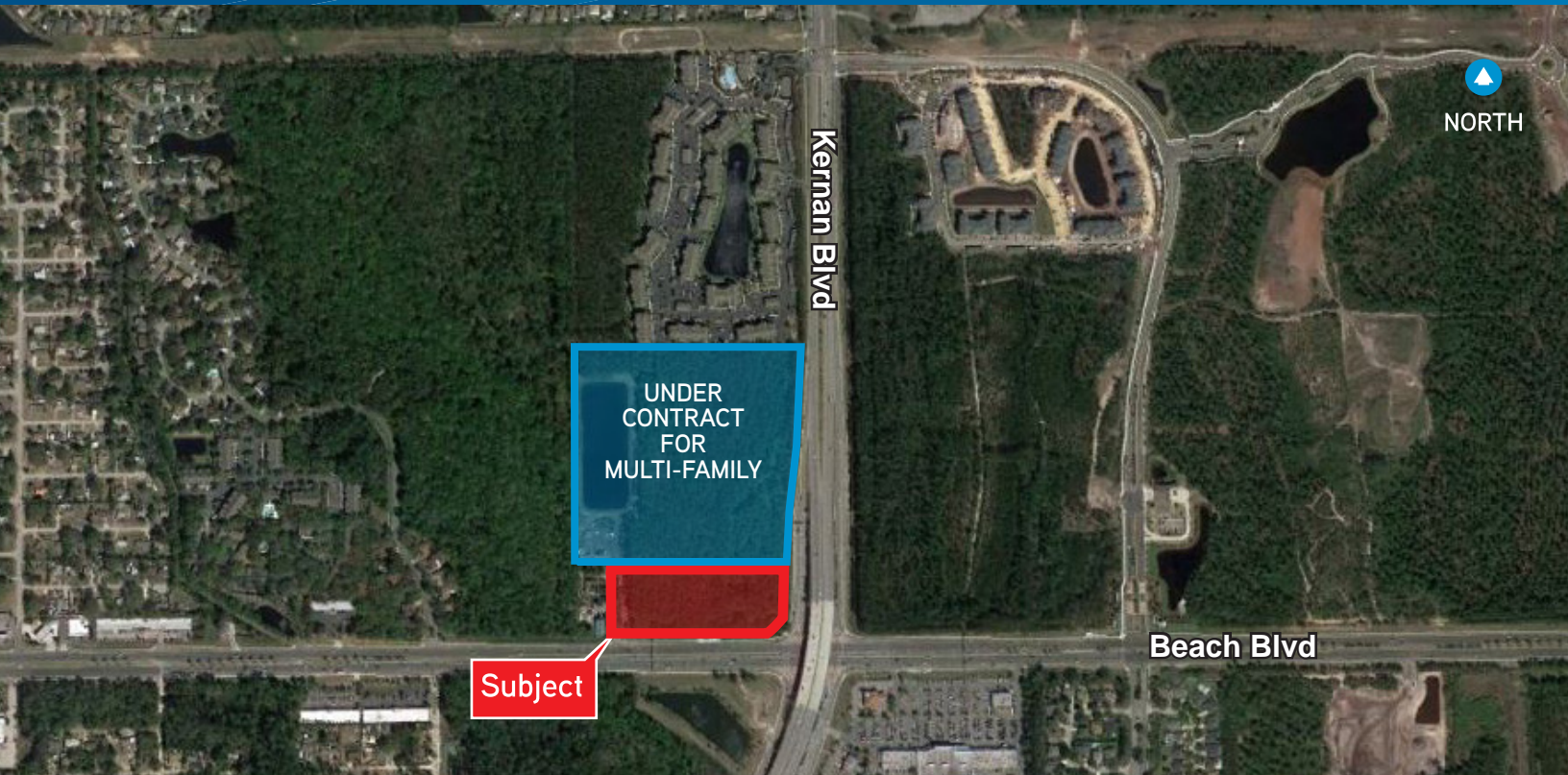


Northeast Florida

Commercial / Retail Land

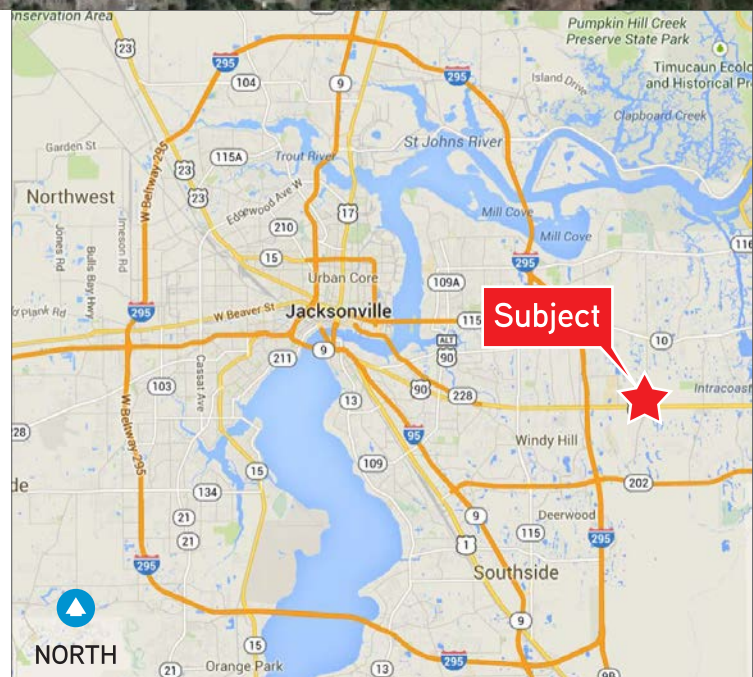
NW QUADRANT OF BEACH BLVD. AND KERNAN BLVD.

5± ACRES AVAILABLE; ZONED PUD



Property Features

- > Commercial outparcels on Beach Blvd.
- > Located in the Northwest Quadrant of Beach Blvd. and Kernan Blvd.
- > Zoned: PUD - Commercial outparcels 5± AC, can be divided - Will be delivered pad ready
- > Median break approved for east bound access into site from Beach Blvd.
- > 788± feet of frontage on Beach Blvd.
- > Sale Price: \$4,000,000



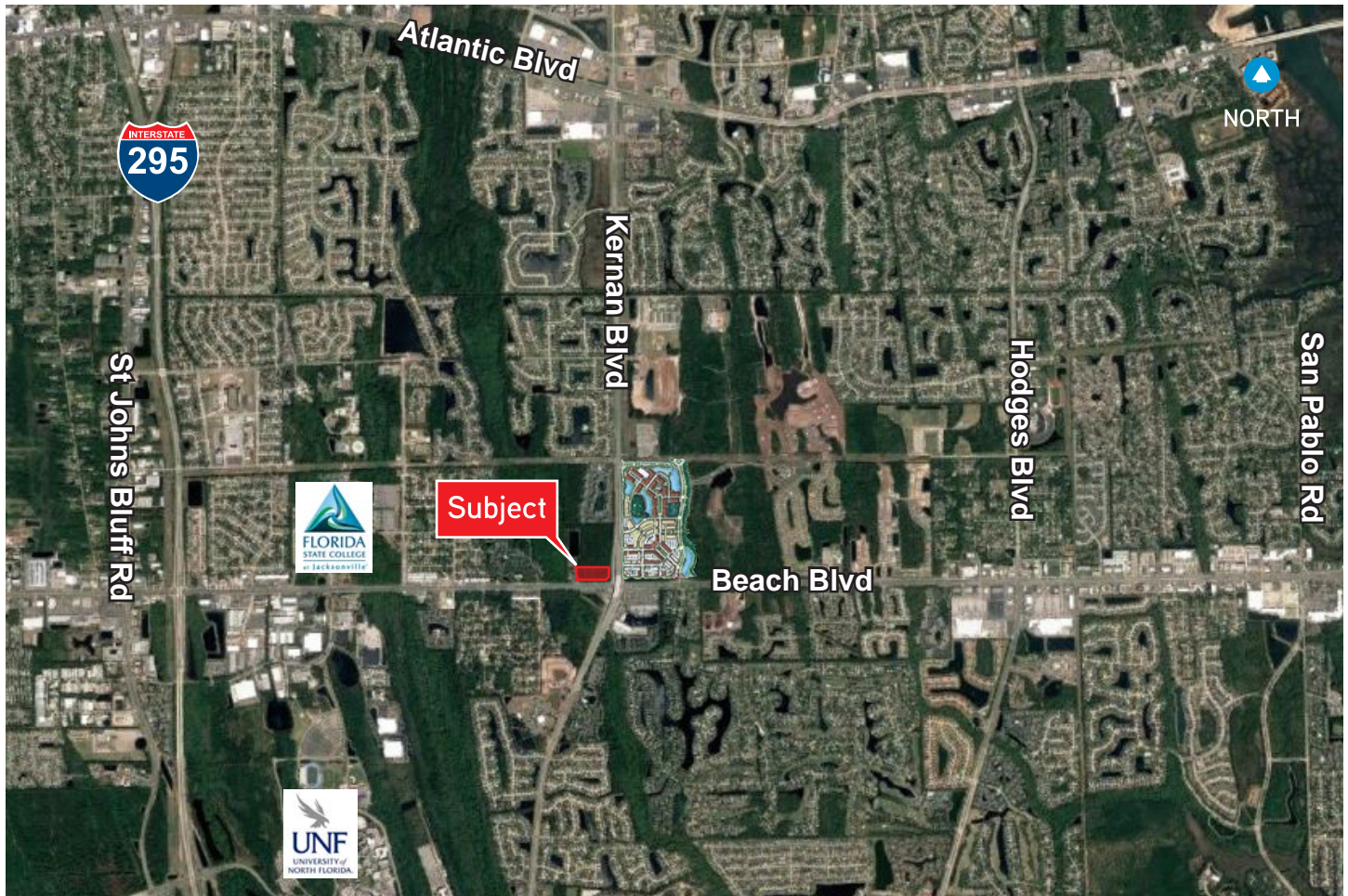
CHUCK DIEBEL, CCIM
+1 904 861 1112
JACKSONVILLE, FL
chuck.diebel@colliers.com

JOHN LINING
+1 904 861 1121
JACKSONVILLE, FL
john.lining@colliers.com

COLLIERS INTERNATIONAL
NORTHEAST FLORIDA
50 N. Laura Street, Suite 1725
Jacksonville, FL 32202
www.colliers.com/jacksonville

Aerial

NW QUADRANT OF BEACH BLVD. AND KERNAN BLVD.



Demographics	1 Mile	3 Mile	5 Mile
Population 2017	8,590	83,188	166,854
2017 Households	3,436	30,968	65,165
2017 Avg. HH Income	\$94,773	\$80,294	\$80,893

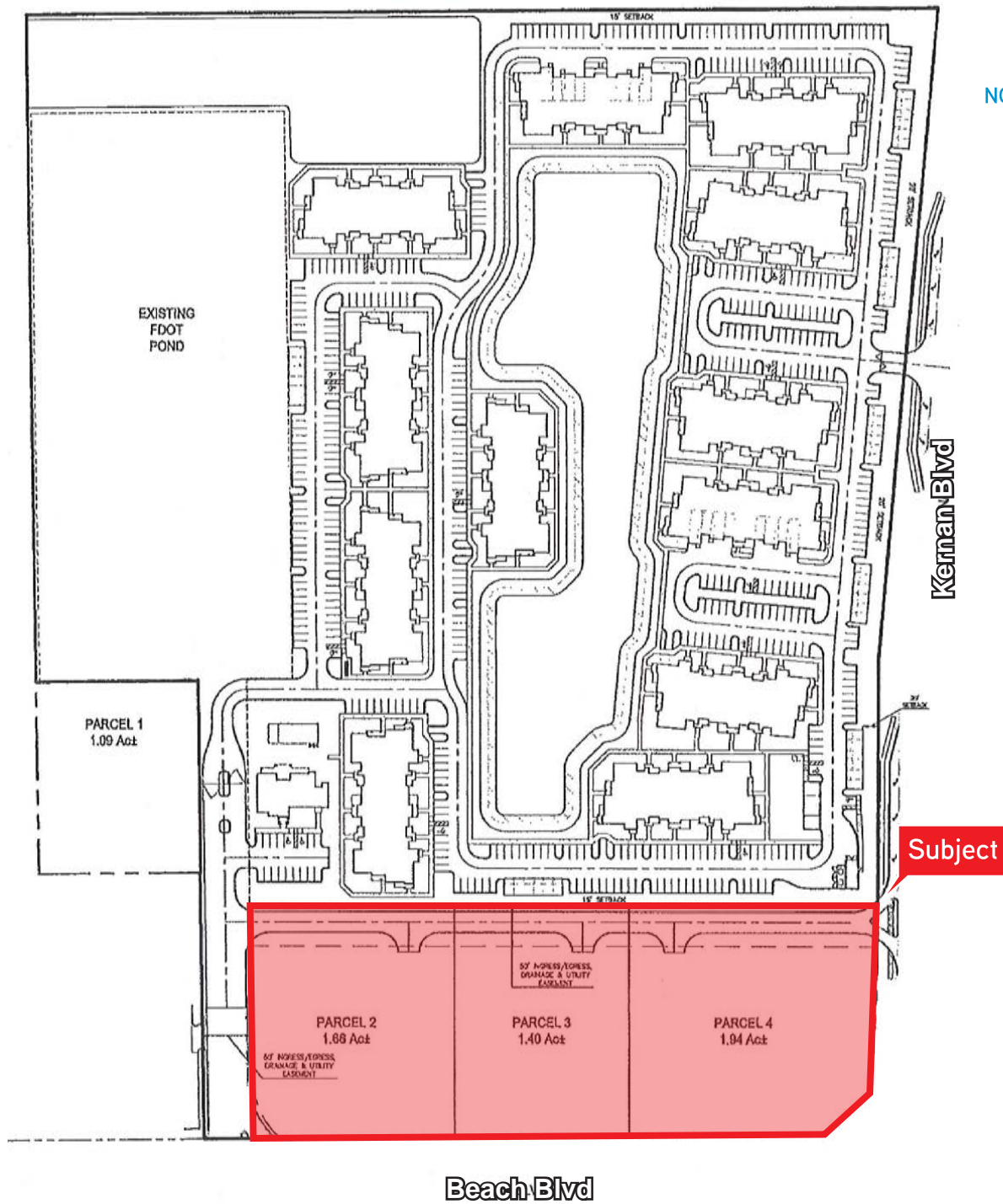
Source: Esri Business Analyst Online

Traffic Count	Daily	Trucks
Beach Blvd	53,000	848
Kernan Blvd	15,500	233

Source: Florida Department of Transportation (FDOT)

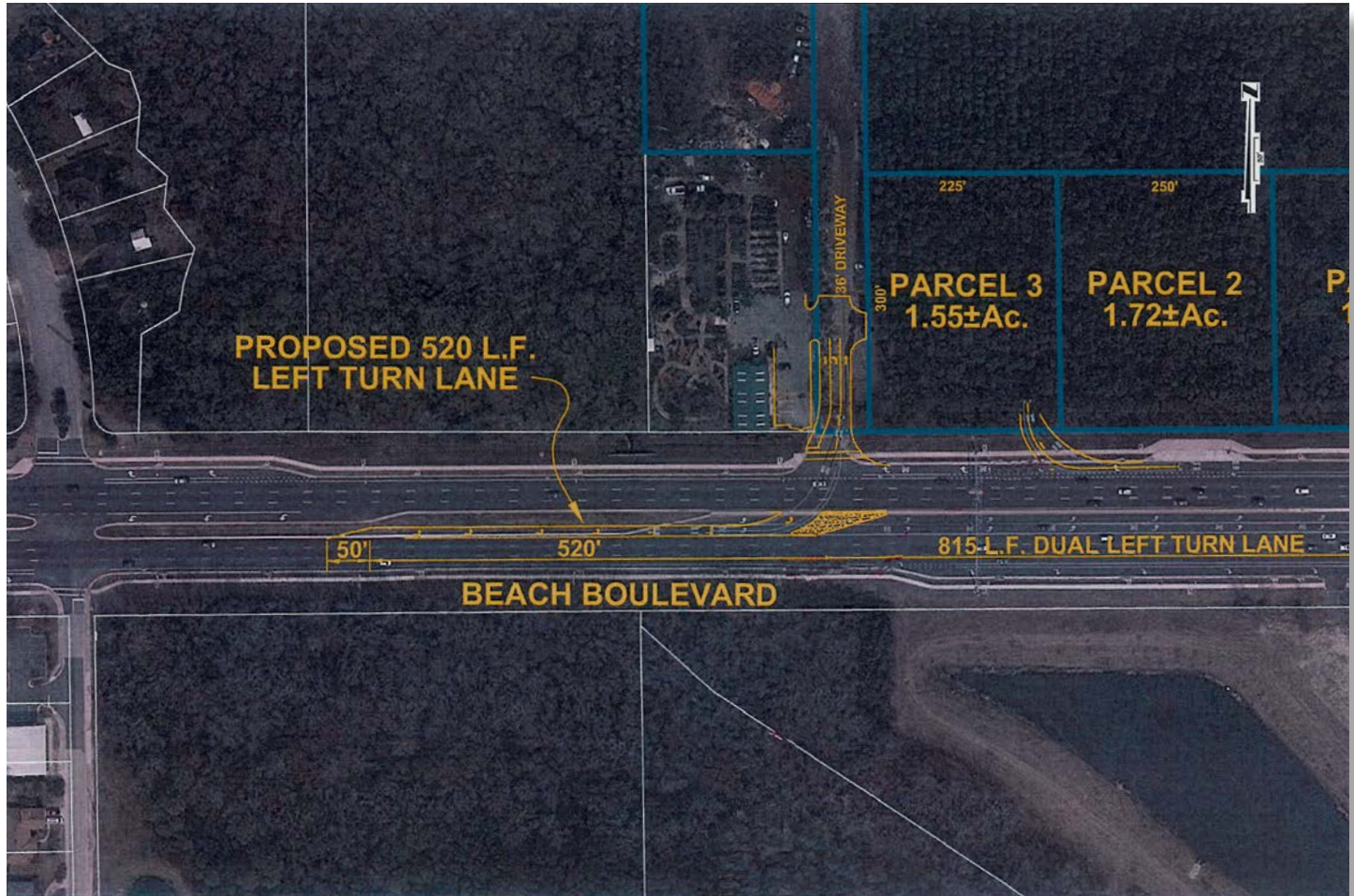
Conceptual Site Plan from PUD

NW QUADRANT OF BEACH BLVD. AND KERNAN BLVD.



Approved Beach Blvd Median Cut/Turn Lane

NW QUADRANT OF BEACH BLVD. AND KERNAN BLVD.



CHUCK DIEBEL, CCIM
+1 904 861 1112
JACKSONVILLE, FL
chuck.diebel@colliers.com

JOHN LINING
+1 904 861 1121
JACKSONVILLE, FL
john.lining@colliers.com

COLLIERS INTERNATIONAL
NORTHEAST FLORIDA
50 N. Laura Street, Suite 1725
Jacksonville, FL 32202
www.colliers.com/jacksonville