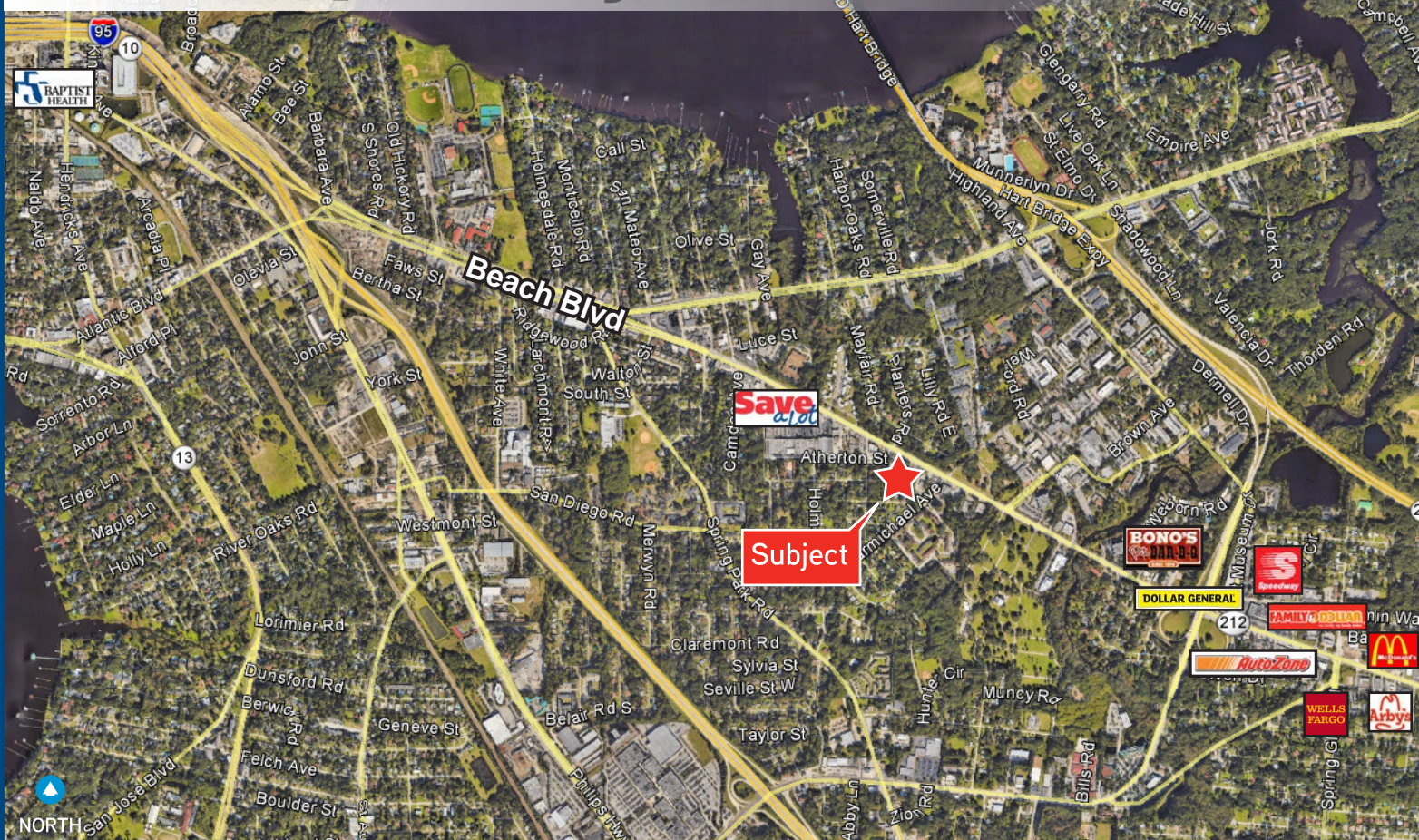


# Retail Opportunity on Beach Blvd.



## FOR SALE

**3776 & 3768 Beach Blvd.,  
Jacksonville, FL 32207**

**JASON RYALS**

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**COLLIERS INTERNATIONAL**

50 N. Laura street, suite 1725

Jacksonville, FL 32202



## Key Features

- > 1.27± acre site
- > Located at the traffic light on the SW corner of Beach Blvd. and Carmichael Ave.
- > Located close to I-95, downtown and I-10
- > Zoned CCG-2 allowing for most retail uses
- > 18,400± VPD along Beach Blvd.
- > Excellent visibility and easy access from both Beach Blvd. and Carmichael Ave.
- > **Asking Price: ~~\$510,500~~ Reduced Price: \$455,000**

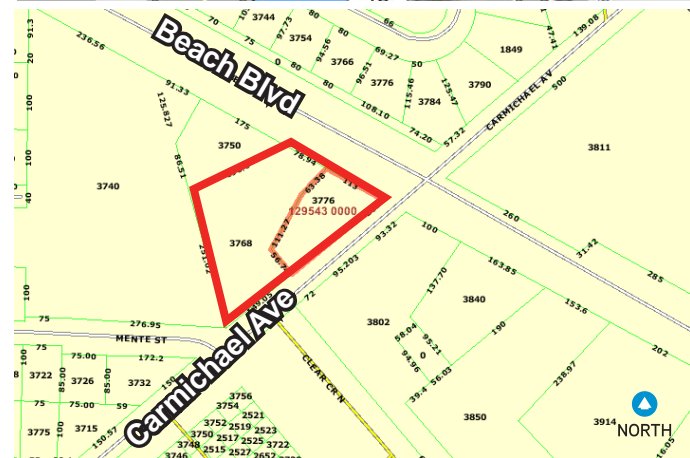
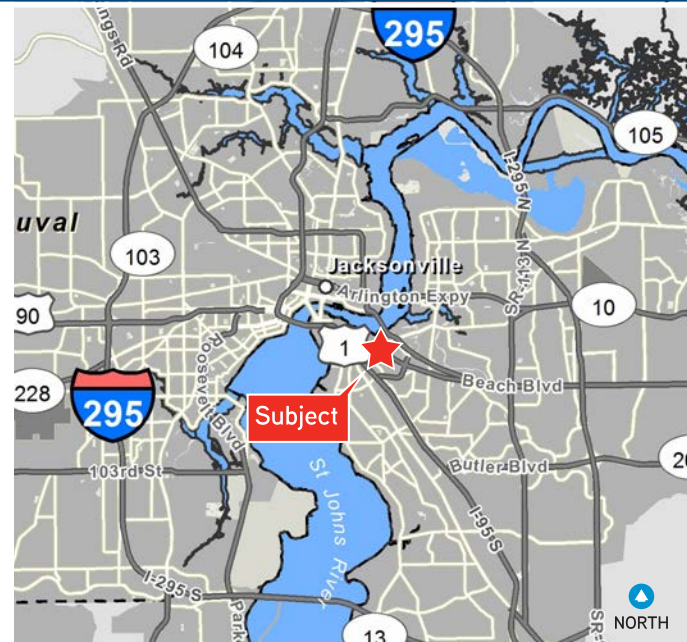


## For Sale > Retail Opportunity

Address:	3776 & 3768 Beach Blvd.		
City, State, Zip:	Jacksonville, FL 32207		
County:	Duval		
Site Area:	1.27± AC		
Available Space:	5,121± SF		
Rentable Area:	Building 1	2,424± SF	
	Building 2	2,697± SF	
Zoning:	CCG-2		
Asking Rate:	\$455,000		

Demographics	1 Mile	3 Mile	5 Mile
2017 Population Estimate	9,633	70,432	191,721
2017 Estimated Households	4,173	28,510	78,820
2017 Estimated Avg. HH Income	\$47,350	\$59,953	\$59,299

Source: Esri Business Analyst Online



## Contact Us

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