

SWQ of Kernan & Beach Blvd.



Kernan & Beach Blvd., Jacksonville, FL 32246

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Property Highlights

- > **Land Area:** 0.99± AC (43,200 square feet)
- > **Location:**
 - > Southside submarket
 - > Across Beach Blvd. from Tamaya, a high-end residential development currently under construction (will include 2,400± single family homes priced from the \$300's to \$1M+)
 - > Less than 5 miles from St. Johns Town Center, the University of North Florida campus and the Jacksonville State College South campus
- > **Traffic Count:** 48,500± CPD on Beach Blvd. & 26,000± CPD on Kernan Blvd.
- > **Parcel ID #:** 167065-1050 & 167065-0850 (partial)
- > **Zoning:** PUD
- > **Land Use:** CGC (allowable uses include gas stations, retail sales, banks, restaurants, office, etc.)

FOR SALE > LAND

Demographics Snapshot

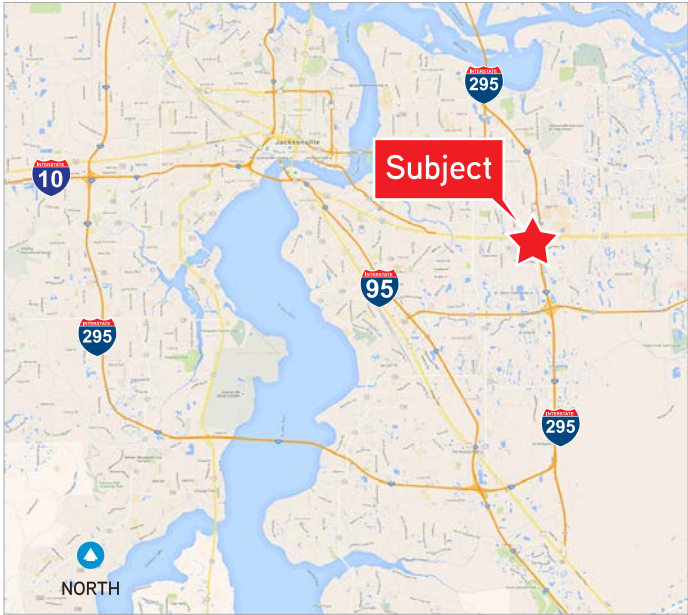
Demographics Snapshot	1-Mile	3-Mile	5-Mile
2017 Population Estimate	9,459	79,355	167,230
2022 Population Estimate	10,312	84,437	178,997
2017 Median Age	34.1	33.2	34.7
2017 Estimated Avg. Household Income	\$94,339	\$80,720	\$80,732

Source: Esri Business Analyst Online

Plat Map



Site Plan



Contact Us

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