



Colliers



Beach Blvd Retail & Services

11619 Beach Blvd | Jacksonville, FL 32246

Property Highlights

- Newly renovated 16,000± SF freestanding building offering modern systems, refreshed interiors and updated exterior façade for immediate occupancy
- Prime Beach Blvd frontage with high daily traffic counts and excellent visibility in one of Jacksonville's most active commercial corridors
- Situated on a full 1-acre parcel, providing ample parking, flexible circulation and room for additional site enhancements
- Strategically located with easy access and visibility from I-295, surrounded by dense residential neighborhoods, retail, medical and service-oriented businesses
- Ideal for retail, medical, showroom or service uses, featuring flexible floorplans that can support both single-tenant and multi-tenant configurations
- Adjacent parcel to the west is also available
- Traffic count on Beach Blvd: 58,000 AADT

Asking price: \$5,495,000

Mike Phillips

Associate Vice President
+1 904 861 1113
mike.phillips@colliers.com

Jason Ryals

Executive Vice President
+1 904 861 1136
jason.ryals@colliers.com

Gina Kline

Senior Associate
+1 904 861 1104
gina.kline@colliers.com

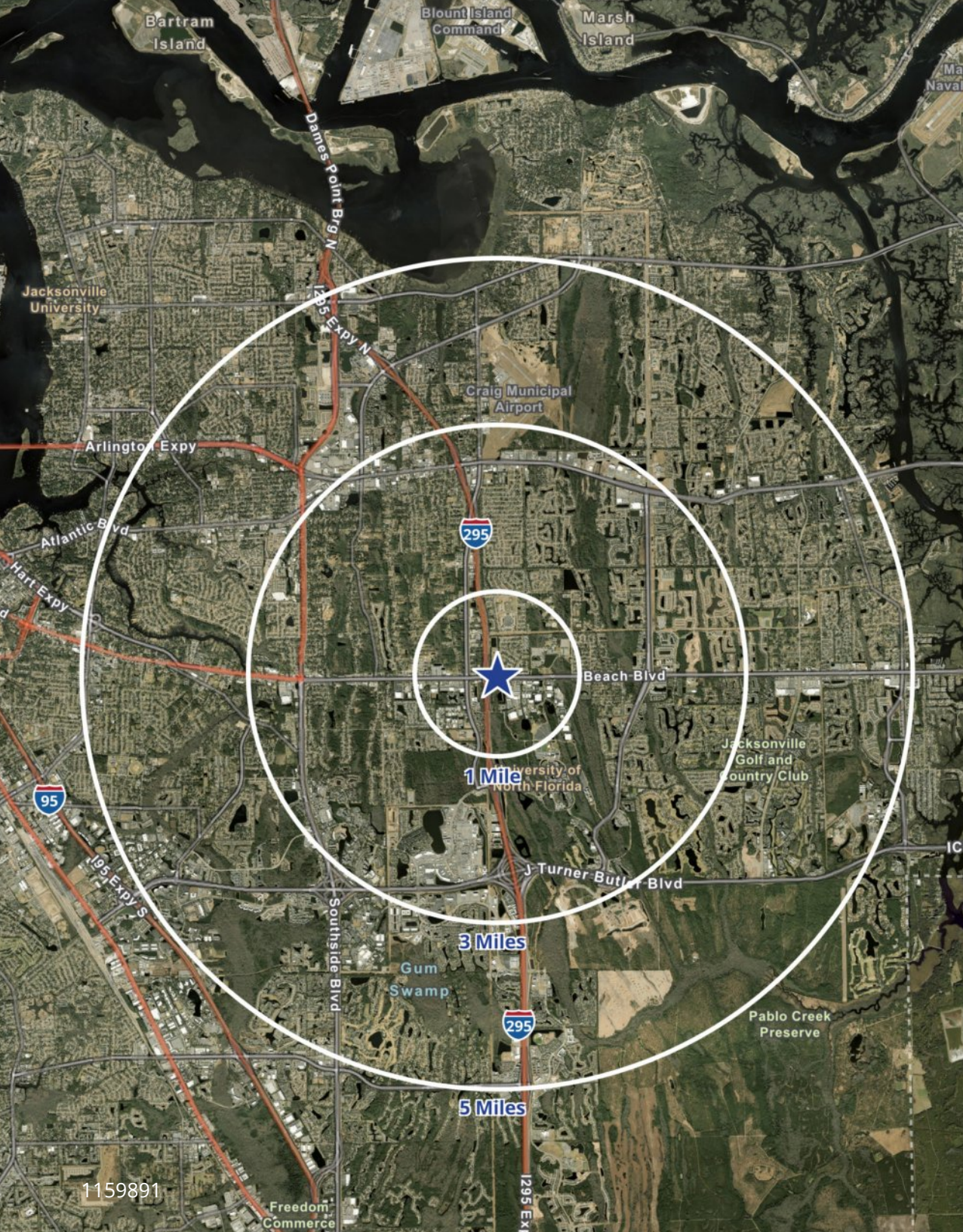
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76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
P: +1 904 358 1206
colliers.com/jacksonville
colliers.com/en/p-USA1159891

1159891

Photo Gallery





Demographics

Source: ESRI Business Analyst, 2025



Population

1 Mile		5,468
3 Miles		83,814
5 Miles		226,479



Daytime Population

1 Mile		11,620
3 Miles		91,846
5 Miles		238,874



Average HH Income

1 Mile		\$55,709
3 Miles		\$104,522
5 Miles		\$104,335



Market Overview

11619 Beach Blvd, Jacksonville, Florida, 32246
3 mile radius

Household & population characteristics



\$77,875

Median household income



\$369,444

Median home value



51.5%

Owner occupied housing units



34.7

Median age



50.5%

Female population



47.2%

% Married (age 15 or older)

Annual lifestyle spending



\$3,128

Travel



\$37

Tickets to Movies



\$101

Theatre/Operas/Concerts



\$87

Admission to Sports Events



\$10

Online Gaming Services

Households & population



83,814

Current total population



86,619

5 Year total population



34,325

Current total households



36,034

5 year total households

Education

5%

No high school diploma



24%

High school graduate



27%

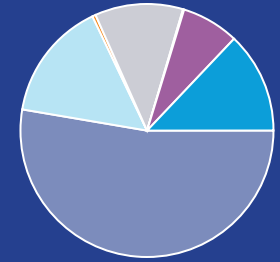
Some college



44%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



3,902

Total businesses



42,386

Total employees

Employment



67%

White collar



19%

Blue collar



14%

Services

3.8%

Unemployment rate

Annual household spending



\$2,304

Apparel & Services



\$218

Computers & Hardware



\$3,824

Eating Out



\$6,786

Groceries



\$6,778

Health Care



Sandalwood High School

INTERSTATE 295

St. Johns Bluff

29,000± AADT

91,500± AADT

FSCJ South Campus

Advance Auto Parts

Beach Blvd

WELLS FARGO

58,000± AADT

BURGER KING

KinderCare LEARNING CENTERS

Walgreens DOLLAR TREE

Starbucks TACO BELL McDonald's ALDI Arby's

VyStar Credit Union

CUBESMART self storage + logistics

Beachwood Commerce Center

Wawa Eastpark at Town Center

Sams CLUB

INTERSTATE 295

UNF Athletic Fields



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 Executive Vice President
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