

3142 BEACH BLVD JACKSONVILLE, FL 32207



OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Building Size:	5,786 SF
Available SF:	1,193 SF
Lot Size:	0.221 Acres
Number of Units:	4
Cap Rate:	0.0%
NOI:	\$0
Year Built:	1951
Renovated:	2024
Zoning:	CCG-1
Market:	Jacksonville
Submarket:	Spring Park

PROPERTY OVERVIEW

Discover the potential of this prime leasing opportunity on Beach Blvd in Jacksonville, FL. Boasting exceptional visibility and situated just minutes from downtown, this property offers the ideal canvas for retail or office use with its open layout and customizable space. Its strategic location provides easy access to major roadways, ensuring seamless connectivity for tenants and customers alike. Embrace the possibilities and elevate your business in this high-traffic, highly accessible setting.

PROPERTY HIGHLIGHTS

- Great visibility on Beach Blvd
- Minutes from downtown
- Open layout for retail or office use
- Easy access to major roadways

VASHA CARTER **PATRICK KENNEY**

202.905.8578

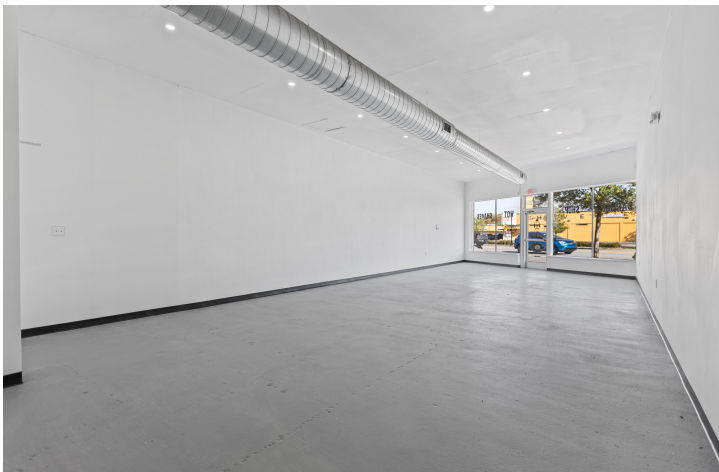
904.424.4943

vcarter@svrcom.com

pkenney@svrcom.com

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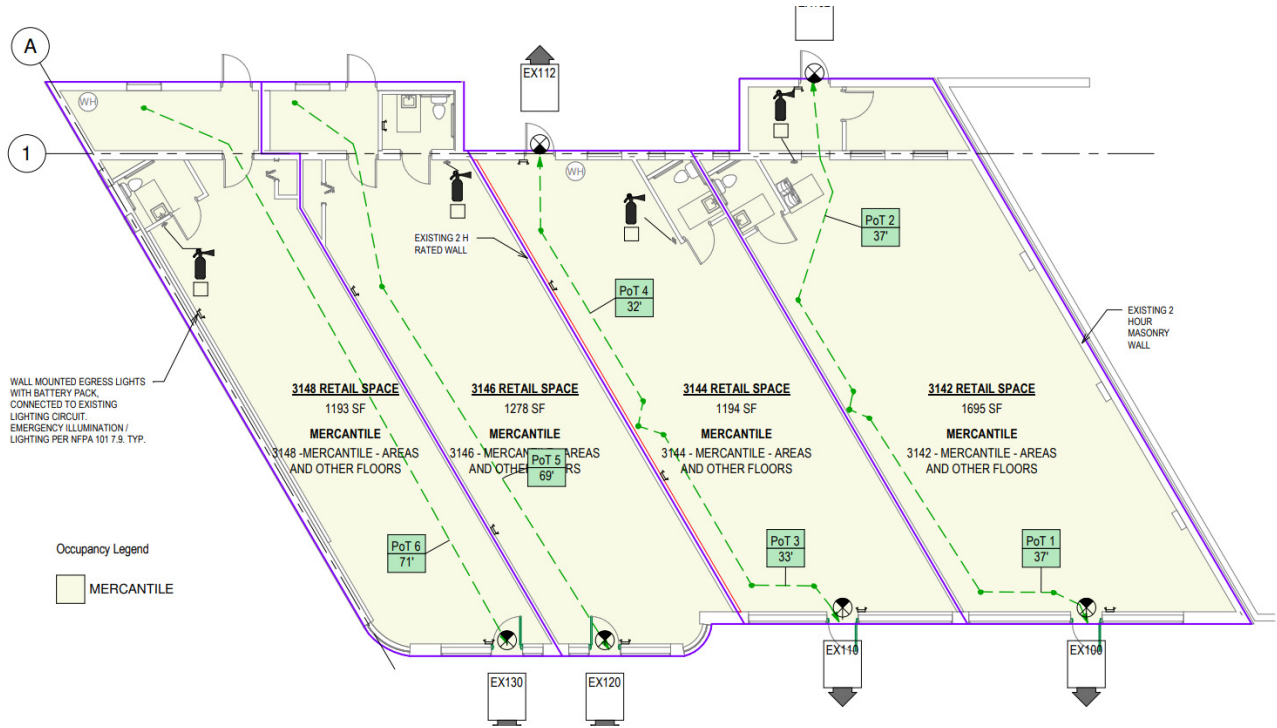
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,193 SF	Lease Rate:	\$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DATE AVAILABLE
3148 Beach Blvd	Available	1,193 SF	NNN	\$15.00 SF/yr	Available 08/01/2026
3146 Beach Blvd	-	1,278 SF	NNN	\$14.00 SF/yr	-
3144 Beach Blvd	-	1,194 SF	NNN	\$14.00 SF/yr	-
3142 Beach Blvd	-	1,695 SF	NNN	\$14.00 SF/yr	-

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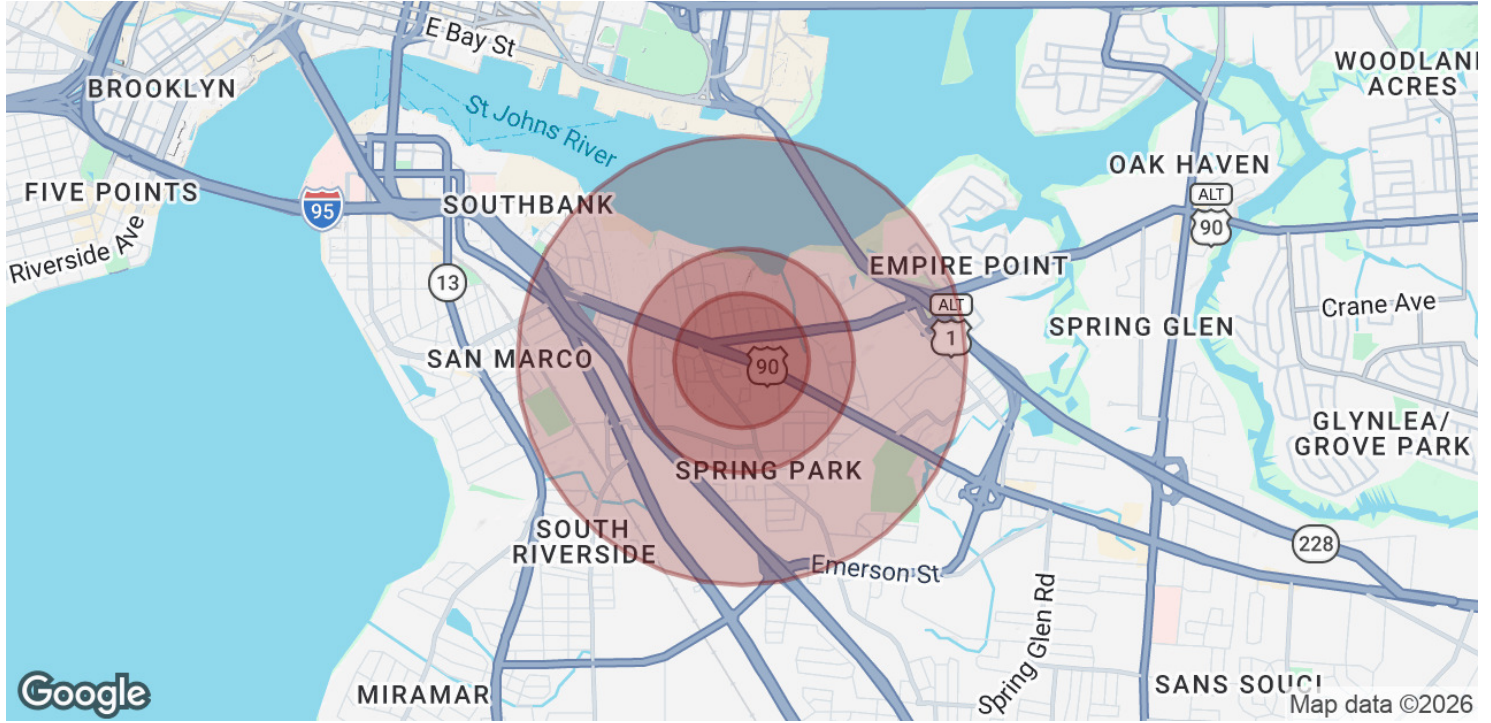
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,097	2,849	9,831
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	40	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	488	1,252	4,327
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$74,533	\$73,382	\$69,012
Average House Value	\$294,899	\$327,902	\$348,280

2020 American Community Survey (ACS)

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