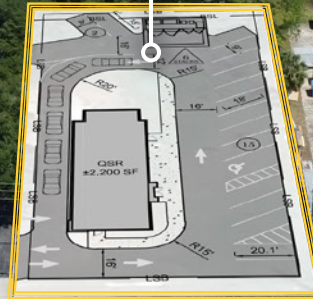


PRIME RETAIL & QSR DEVELOPMENT OPPORTUNITY - JACKSONVILLE, FLORIDA

# 13697 BEACH BLVD JACKSONVILLE, FLORIDA

0.5 ACRES | +/- 2,500 SF RETAIL | FOR LEASE

Subject  
Site



Beach Blvd - +/- 40,000 ATD

**BEACH BLVD : +/- 40,000 VPD | JACKSONVILLE POPULATION: 1.7M+ RESIDENTS**

- 0.5 ACRES
- CROSS ACCESS WITH CIRCLE K
- OFF-SITE RETENTION
- GROUND LEASE ONLY
- HIGH TRAFFIC COUNT
- SIGNALIZED HARD CORNER

FOR MORE INFORMATION PLEASE CONTACT:

**JACK BAUGH**

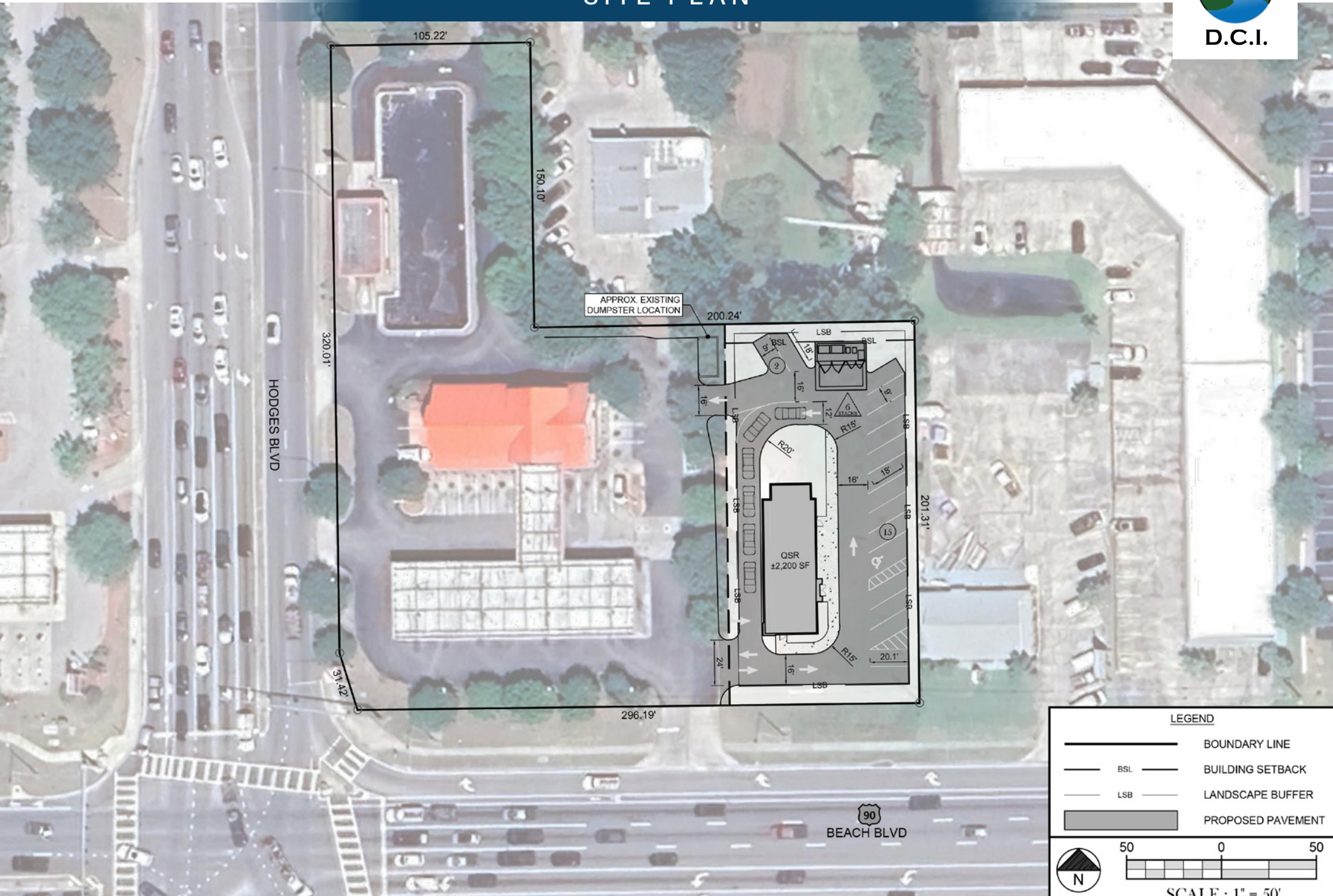
Vice President | [dcijbaugh@gmail.com](mailto:dcijbaugh@gmail.com) | 916.934.3172



**D.C.I.**



# SITE PLAN



**LEGEND**

- BOUNDARY LINE
- BSL BUILDING SETBACK
- LSB LANDSCAPE BUFFER
- PROPOSED PAVEMENT

50 0 50

N

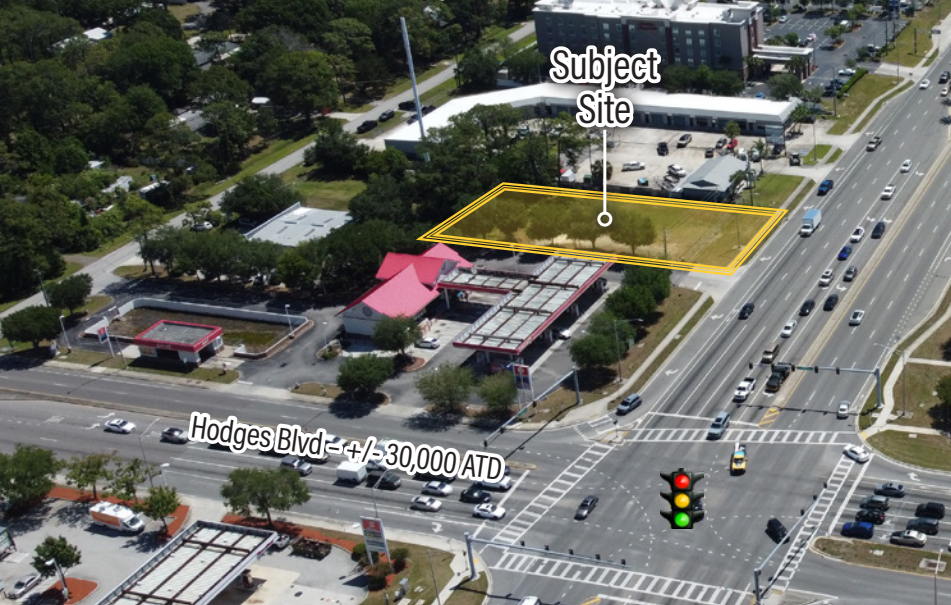
SCALE: 1" = 50'







# AERIAL PROPERTY PHOTOS



# Market Overview



**Jacksonville, Florida** is one of the largest and fastest-growing cities in the Southeastern United States, with a population exceeding 1 million residents and continued annual growth driven by strong job creation, business expansion, and in-migration from higher-cost markets. The broader Jacksonville metropolitan area has a population of more than 1.7 million residents and continues to experience steady residential and commercial development throughout the region.

The site is positioned within one of the most active retail and residential growth corridors in Northeast Florida. Thousands of new apartment units and residential communities have been delivered across the Jacksonville market over the past several years, with additional multifamily and mixed-use developments currently under construction or planned throughout the Beach Boulevard corridor and surrounding submarkets.

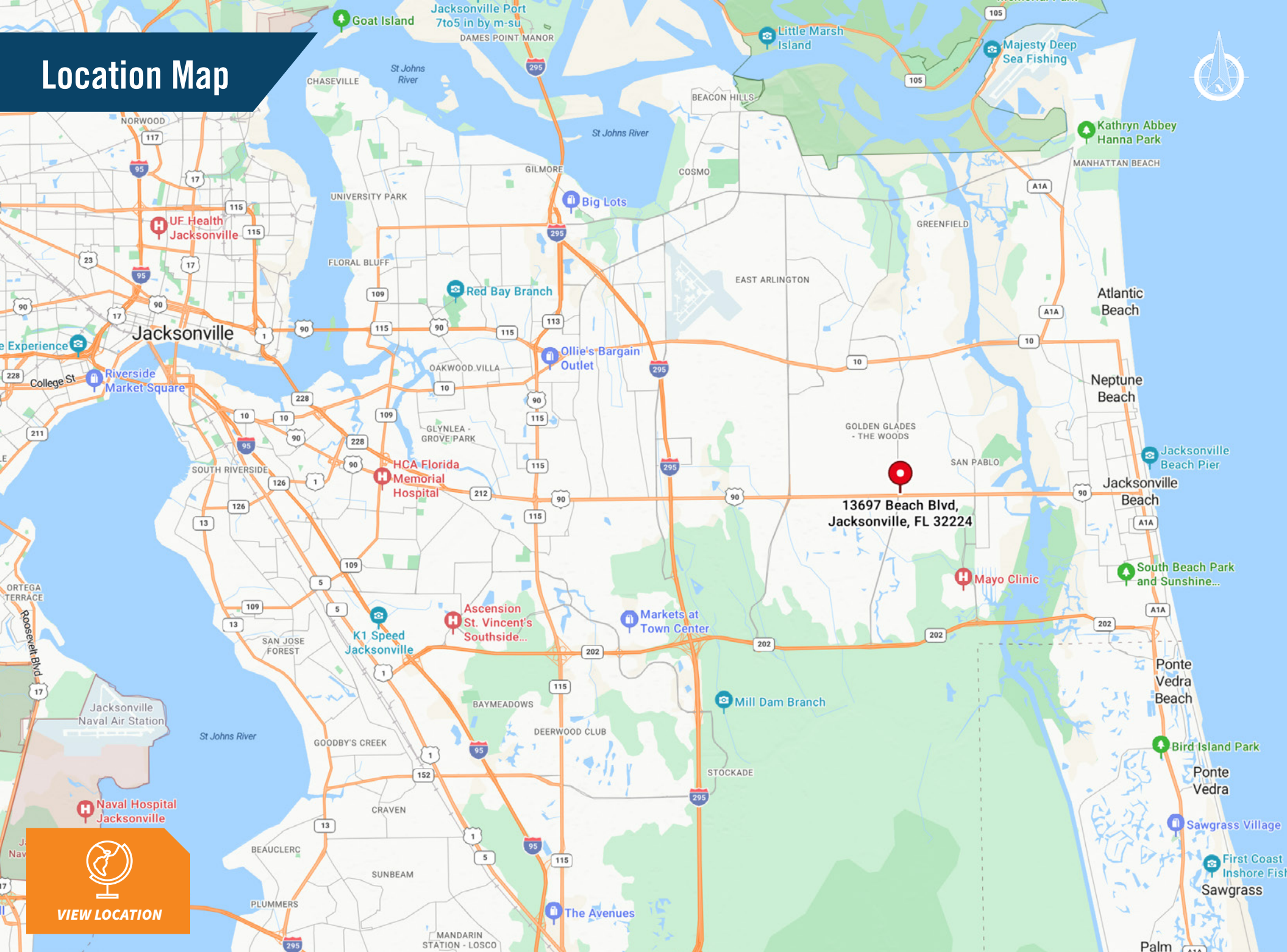
Several large-scale residential developments, including communities exceeding 250 to 400 units, continue to expand throughout the immediate trade area. In addition to multifamily growth, the surrounding area has experienced substantial single-family residential expansion fueled by continued population growth, workforce migration, and strong housing demand across Duval County.

The subject property at **13697 Beach Blvd** is located along one of Jacksonville's primary east-west commercial corridors with strong regional connectivity and high daily traffic volumes. Beach Boulevard serves as a major commuter and retail artery linking residential neighborhoods, employment centers, and the Jacksonville Beaches area. The property benefits from strong visibility, accessibility, and consistent consumer traffic throughout the day.

The property is positioned within a dense and established retail corridor anchored by national tenants including Publix, Walmart, Target, Chick-fil-A, Walgreens, Aldi, and numerous other regional and national retailers, creating strong daily traffic drivers and established shopping patterns. The surrounding area continues to attract significant commercial investment and redevelopment activity.

Demographics within the surrounding area reflect a strong consumer base with a growing population of working-age residents, continued household formation, and solid income levels supporting a variety of retail and service-oriented uses. The area's demographic trends support a wide range of users including quick-service restaurants, medical office, fitness concepts, neighborhood retail, and professional services.

# Location Map



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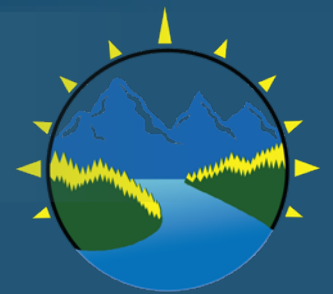
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**D.C.I.**

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. This information is subject to errors, omissions, prior sale or lease, or withdrawal without notice.