



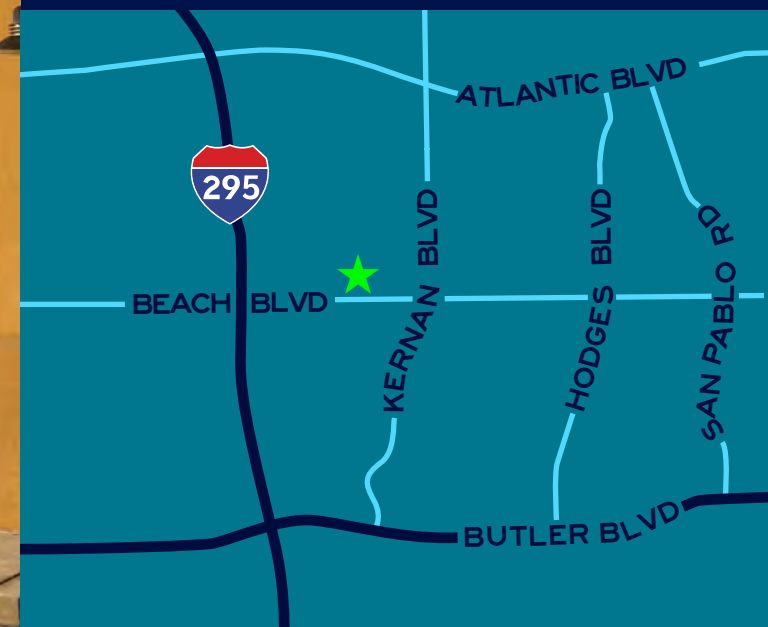
HUFFMAN COMMONS

📍 11915 Beach Blvd | Jacksonville, FL 32246



FEATURES

- ◆ Sits at the signalized intersection of Beach Blvd and Huffman Blvd, which serves as a secondary entry point to FSCJ
- ◆ Anchored by Dollar General and HemaSure Plasma
- ◆ Visible to 53,000 vehicles daily along Beach Blvd



904.992.9000 ◆ leasing@ashproperties.com

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Available:
Unit 101-104

DOLLAR GENERAL

Available:
Outparcel A

Available:
Outparcel B

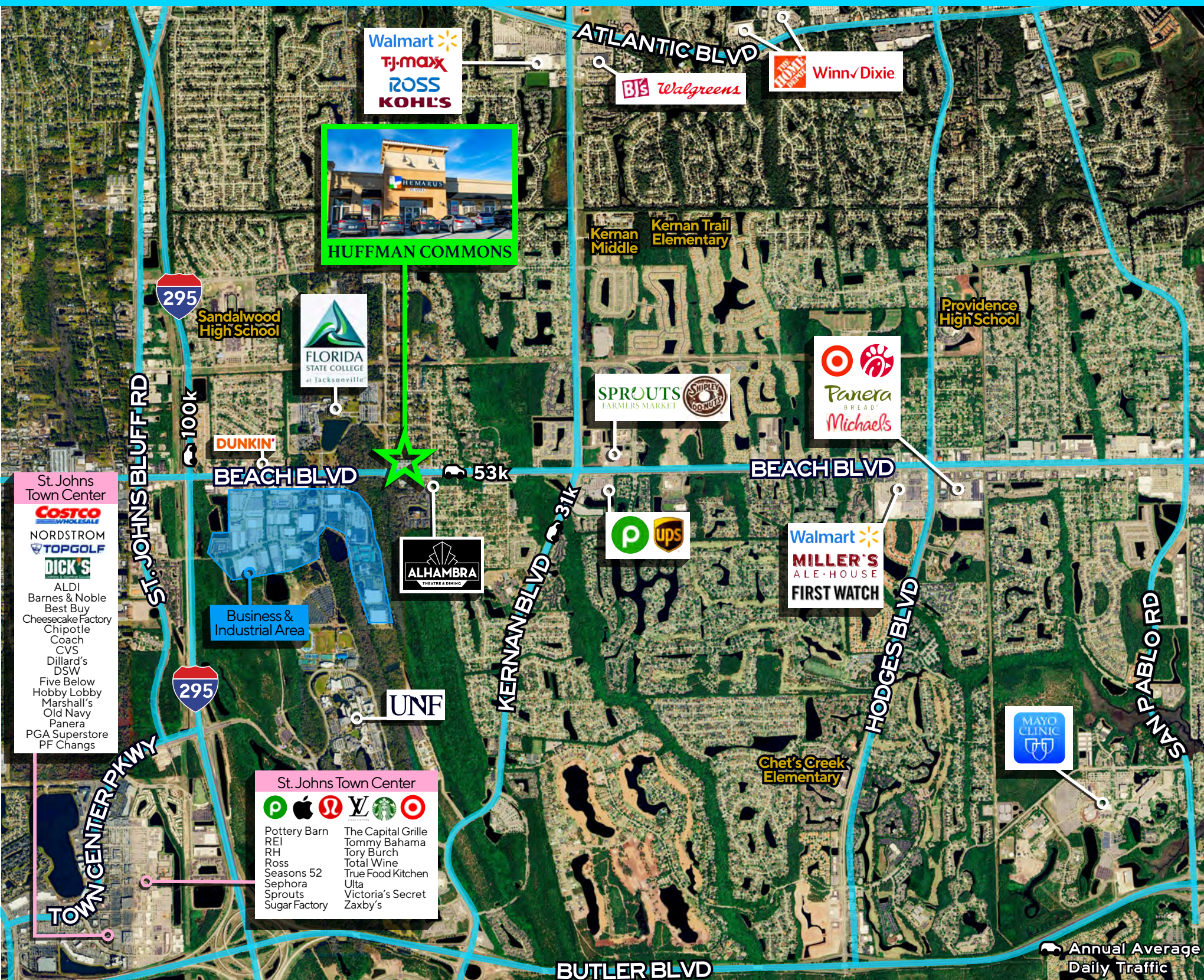
BEACH BLVD

AADT 53,000

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NEARBY BUSINESS, RETAIL AND RESIDENTIAL



FSCJ and UNF

1 minute drive and 6 minute drive

Florida State College at Jacksonville and University of North Florida have a combined enrollment of about 55,000



St Johns Town Center

7 minute drive

Jacksonville's premier shopping destination bustling with over 175 stores and restaurants



Business and Industrial Area

3 minute drive

Hub consisting of distribution centers, industrial facilities and manufacturing plants keep the immediate area well populated with daytime workers

DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	8,360	82,612	214,781
Households	3,365	31,282	87,974
Average HH Income	\$86,386	\$99,461	\$99,509

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SUITE	TENANT	SF
101-104	Available	6,400
105	Bch Blvd Chiropratic	1,467
106-111	Dollar General	9,733
112	Prep Kitchen	1,600
113	Perfect Nail & Hair	1,600
114	Allied Insurance	1,440
115	Allcare Dentistry	1,760
116	Summit Rejuvenation	1,600
117-118	Mi Pueblo	3,200
201	Treata Tea Shoppe	1,404
202	Night Vibes Smoke	880
203	Career Prep Academy	2,480
204	PK Noodles	2,000
205-206	El Primo Restaurant	2,800
207-209	Faith First Preschool	4,800
210-214	Hemarus Plasma	8,000

