

4,000-8,000 SF AVAILABLE FOR LEASE

10221 BEACH BOULEVARD

JACKSONVILLE, FL 32246



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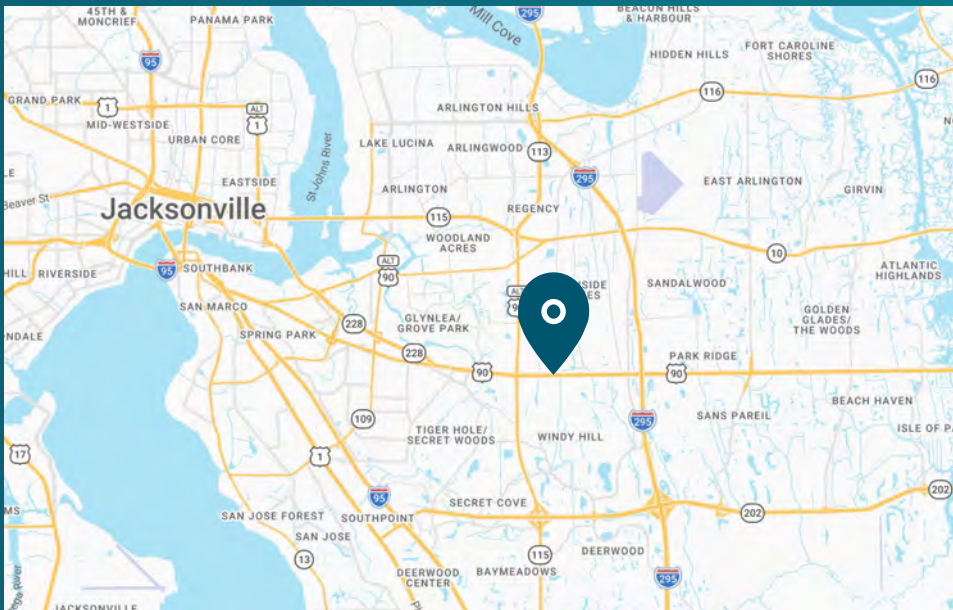
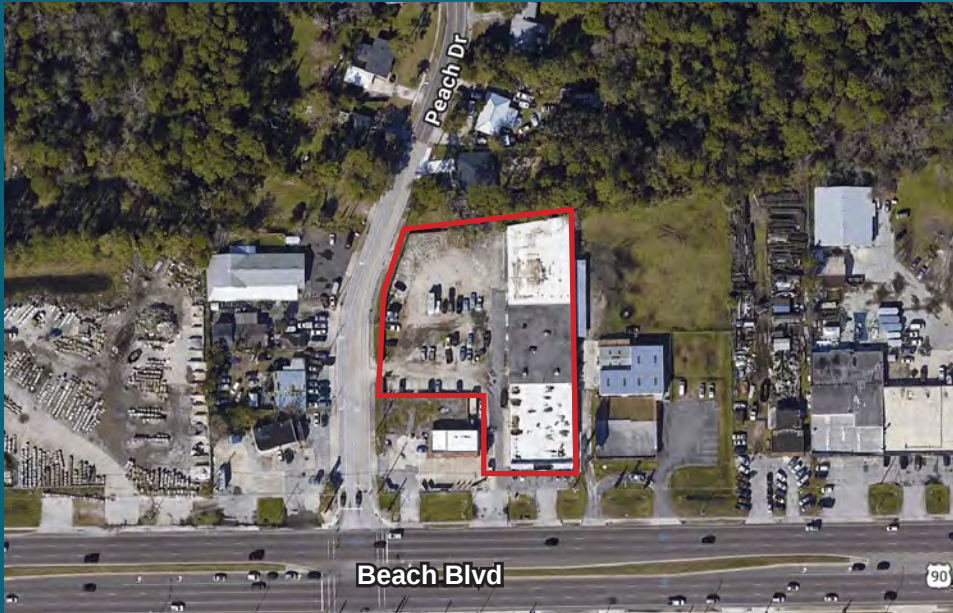
ARLETTE PRICE

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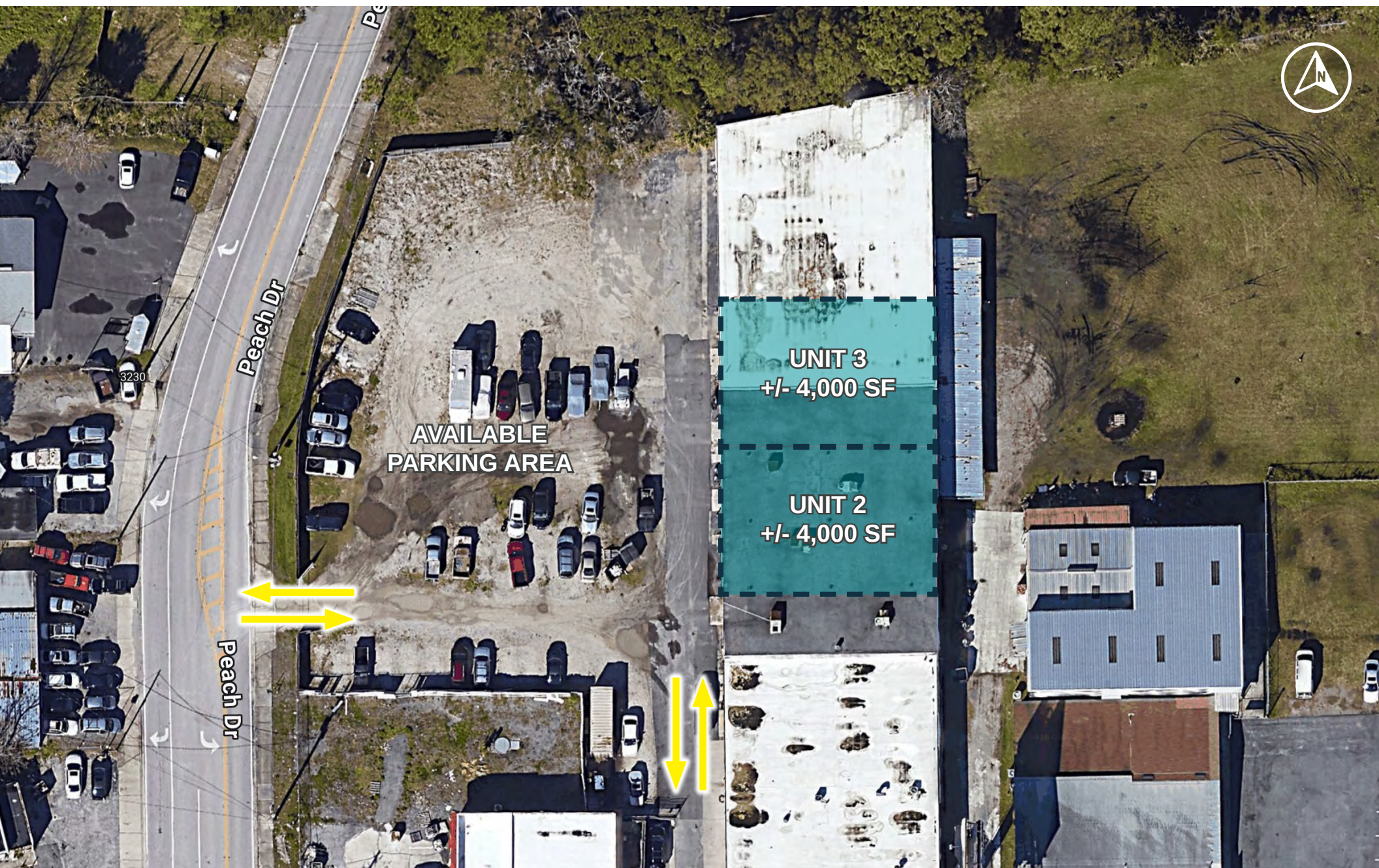
PROPERTY SUMMARY



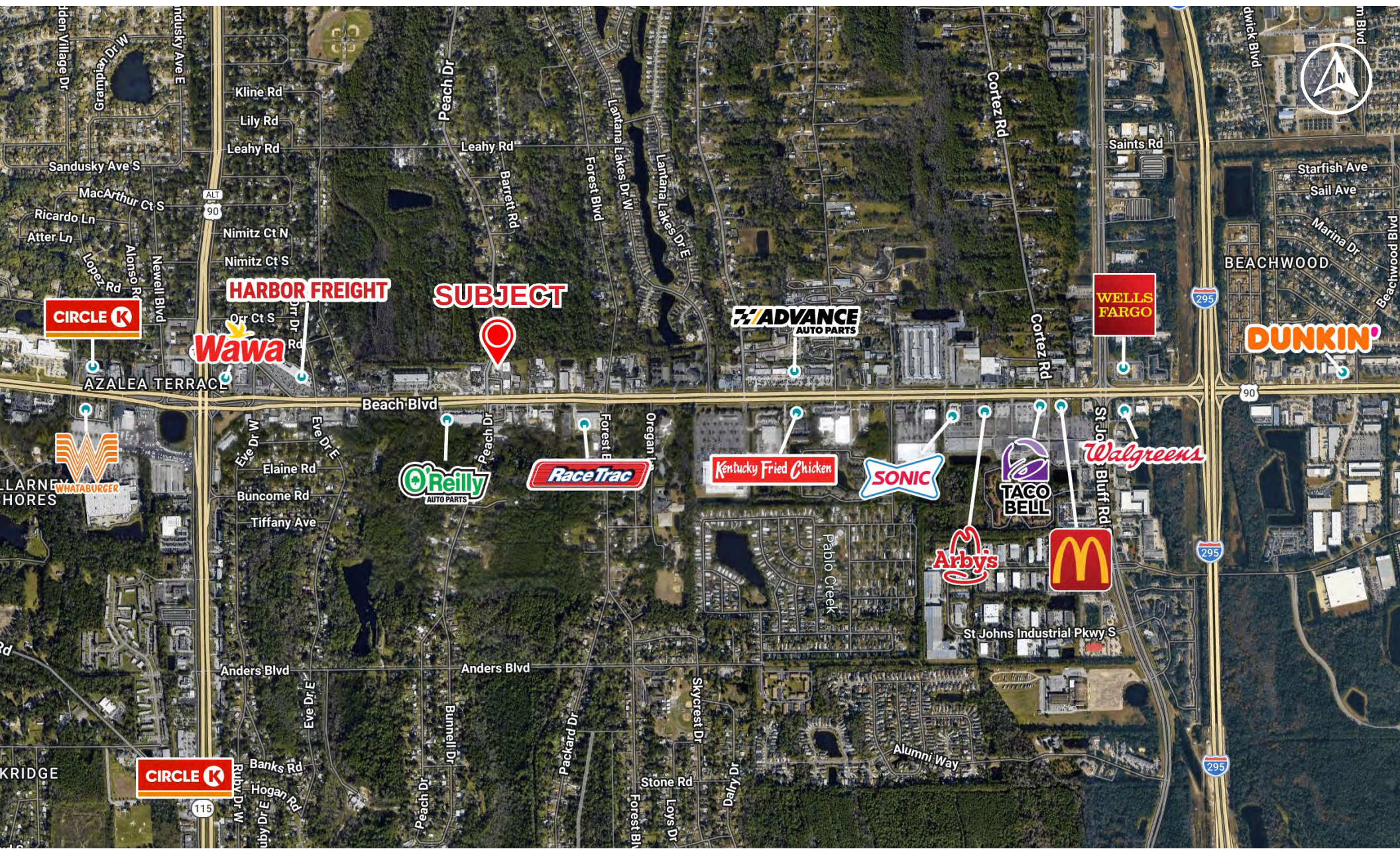
PROPERTY HIGHLIGHTS

- Up to $\pm 8,000$ SF available
- Built in 1993
- ± 1.46 -acre site
- Flexible suite configurations
- Warehouse and office buildout
- $\pm 18'$ clear height
- Grade-level loading
- Fenced and secured outdoor storage
- Parking ratio: approximately 2.6 spaces per 1,000 SF
- Beach Boulevard frontage with prominent signage opportunities
- Less than one mile from I-295 on/off ramps
- Located approx. two blocks east of Southside Blvd between St. Johns Bluff & Southside Blvd
- Excellent access for contractors, service companies, and fleet operators
- CCG-2 Zoning with exception of IL (Industrial Light)
- Traffic Count 50,000 cars/day
- Located one building east of a four-way intersection with a traffic light
- Co-tenants G & H Tires, Ebay/ Caramel Auto & Recreational Vehicles
- Lease Rate: \$13.50/PSF NNN

SITE PLAN



AERIAL MAP



AREA DEMOGRAPHICS



POPULATION

1 mile	7,308
3 miles	86,871
5 miles	239,370



AVERAGE HH INCOME

1 mile	\$65,292
3 miles	\$84,183
5 miles	\$99,070



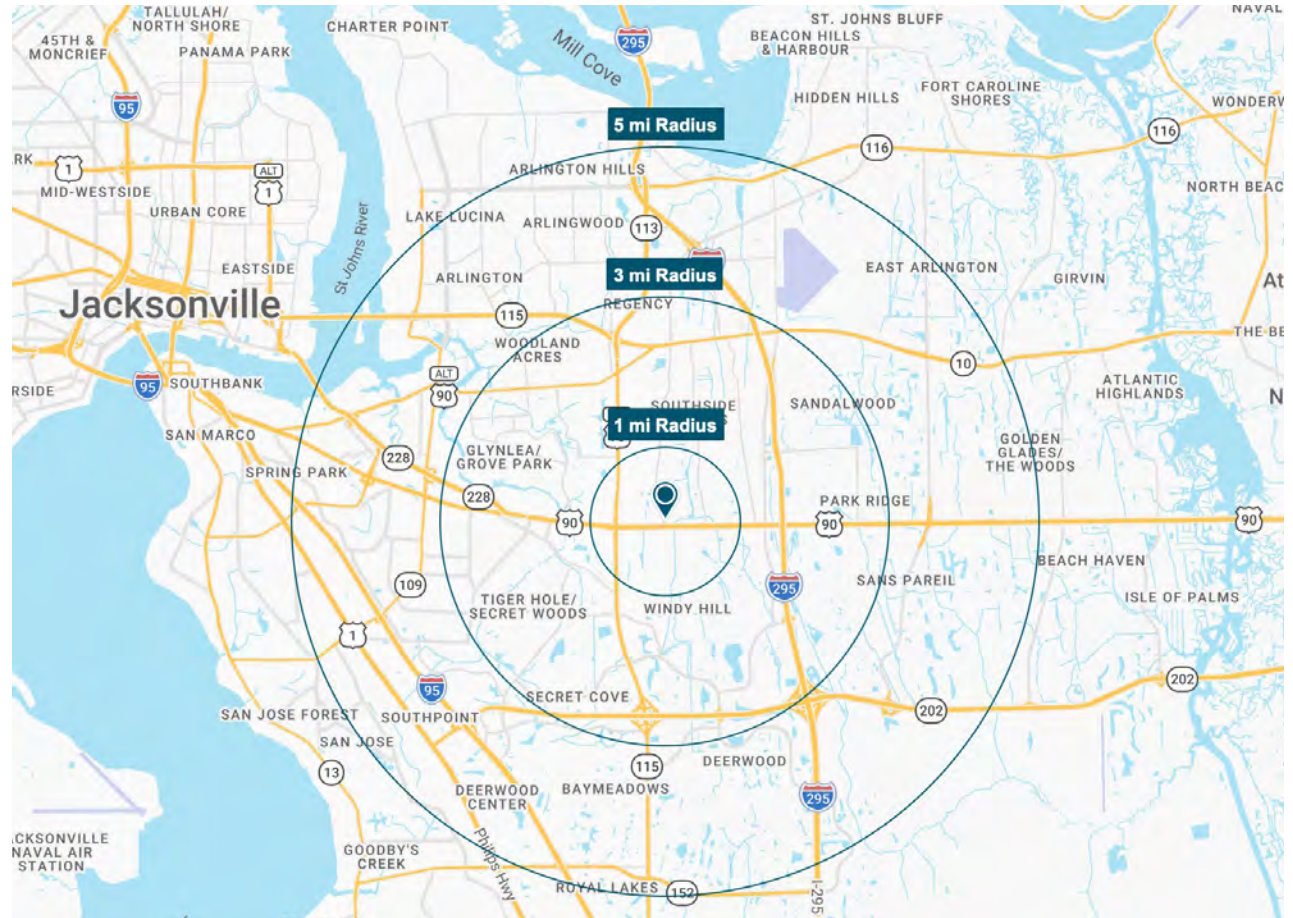
DAYTIME POPULATION

1 mile	5,367
3 miles	72,504
5 miles	219,617



MEDIAN AGE

1 mile	36.0
3 miles	33.9
5 miles	34.7



DISTANCE TO MAJOR ROADWAYS



1.6 miles / 4 minutes
To I-295



2.6 miles / 7 minutes
To State Road 10 (Atlantic Boulevard)



8.4 miles / 12 minutes
To I-95



10.3 miles / 16 minute
To US 1 (Philips Highway)

CONTACT

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