

# SUNBEAM VILLAGE

5050 SUNBEAM RD, JACKSONVILLE, FL 32257



## OFFERING SUMMARY

Lease Rate:	\$26 SF/yr + \$4 NNN
Building Size:	10,302 SF
Available SF:	1,700 - 3,400 SF
Lot Size:	1 Acres
Number of Units:	1
Year Built:	1982
Zoning:	PUD

## PROPERTY OVERVIEW

Prime turnkey commercial space available in the highly visible Sunbeam Village shopping center. This ±3,400 SF opportunity offers flexible potential for a wide range of retail, service-based businesses, medical, or professional office users. Featuring strong visibility, an efficient layout, and infrastructure already in place, the space allows for a streamlined buildout with minimal modifications for many concepts. Existing grease trap and plumbing provide added value for food and beverage users, while a dedicated prep/kitchen area, three-compartment sink, and rear storage with service access offer exceptional functionality.

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# 5050 SUNBEAM RD

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## BUILDING INFORMATION

Building Class	B
Number of Floors	1
Year Renovated	2021
Number of Buildings	2

## PROPERTY HIGHLIGHTS

- Spacious ±3,400 SF available for lease
- Flexible lease term negotiable
- Immediate availability for occupancy
- Prime location in Jacksonville, FL
- 12-Foot Ceilings
- Three dedicated HVAC units
- Pylon Signage
- Modern Construction
- Excellent frontage
- Strong surrounding co-tenancy



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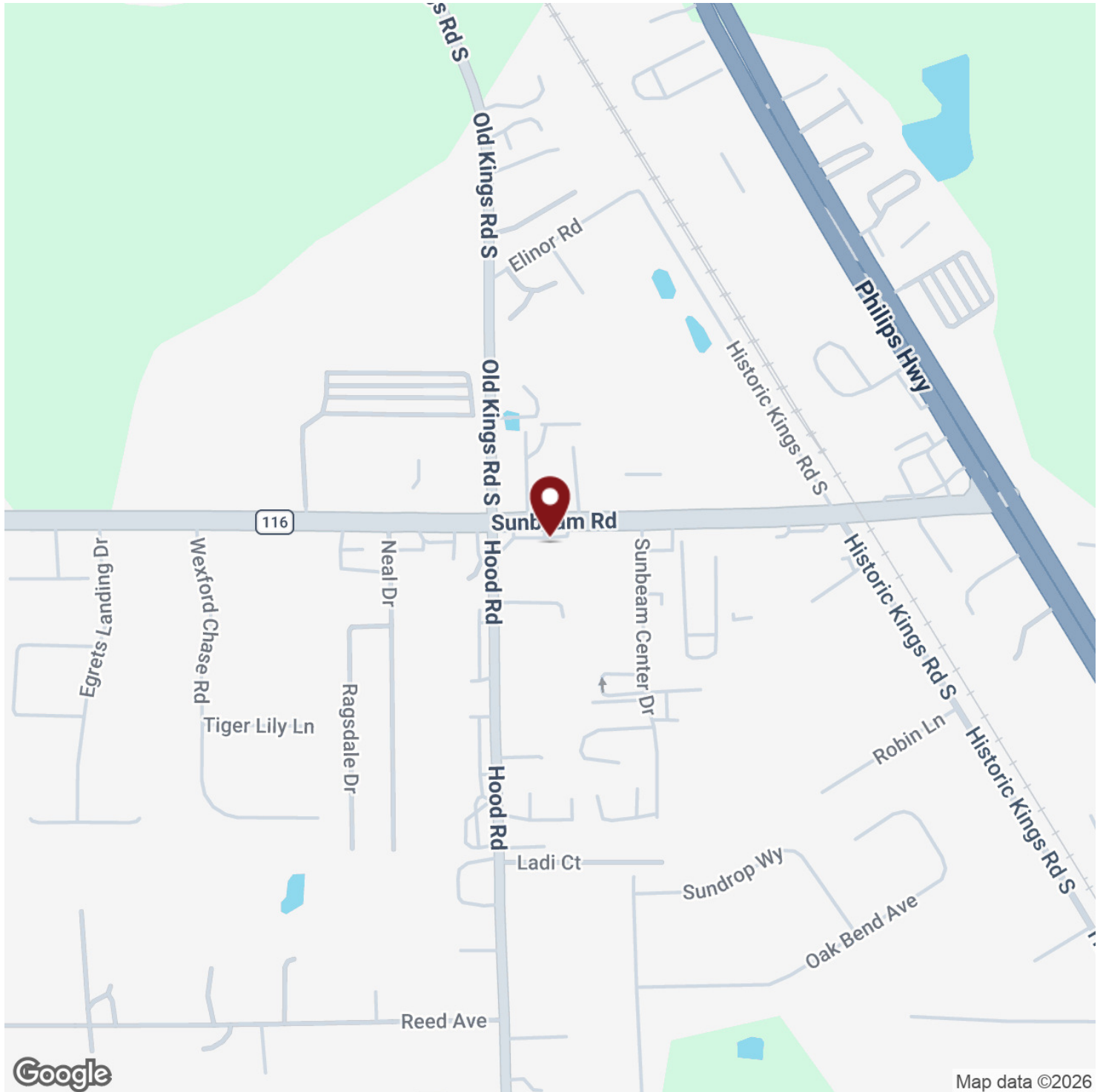
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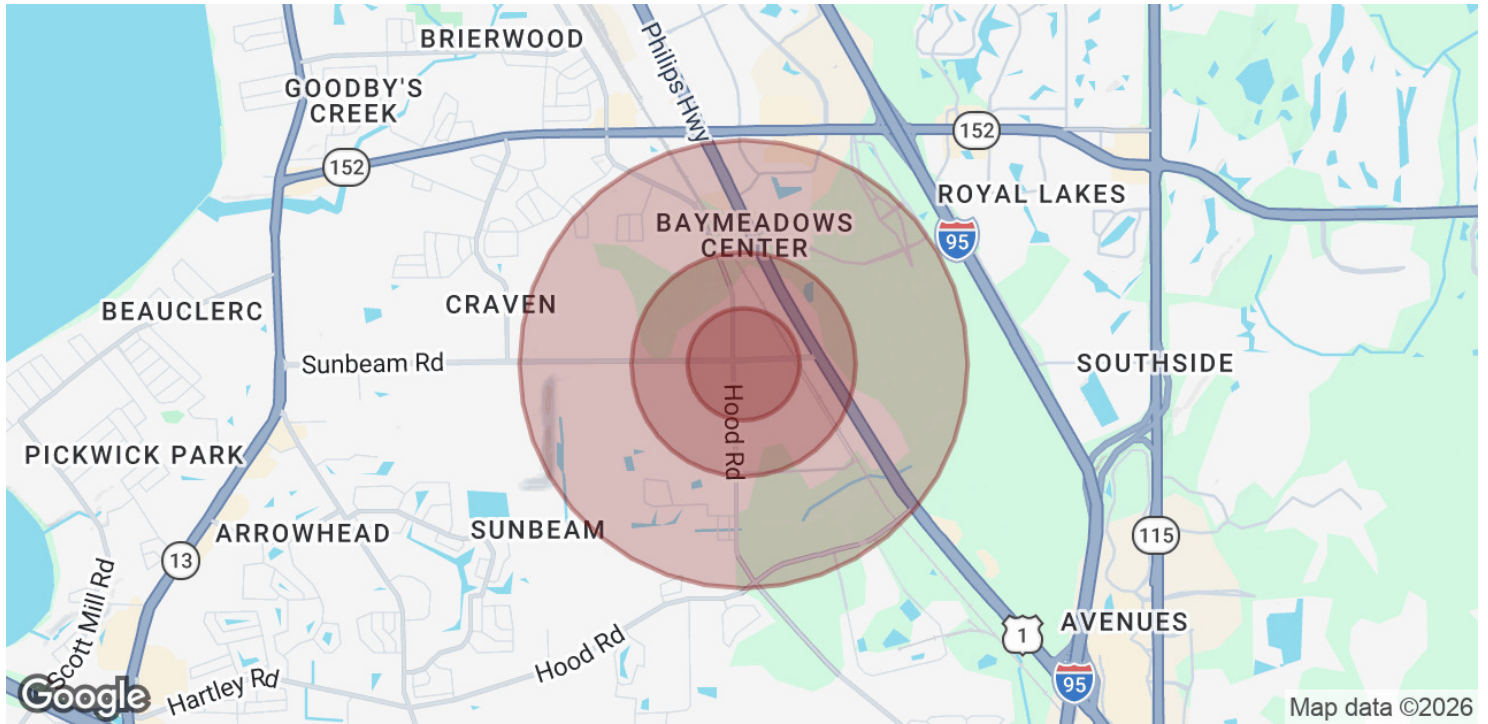
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	335	1,364	5,450
Average Age	37.8	37.9	38.0
Average Age (Male)	37.0	36.9	37.4
Average Age (Female)	34.0	34.9	35.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	122	511	2,058
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$108,416	\$101,869	\$100,964
Average House Value	\$389,077	\$377,985	\$369,362

2023 American Community Survey (ACS)

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