

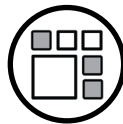
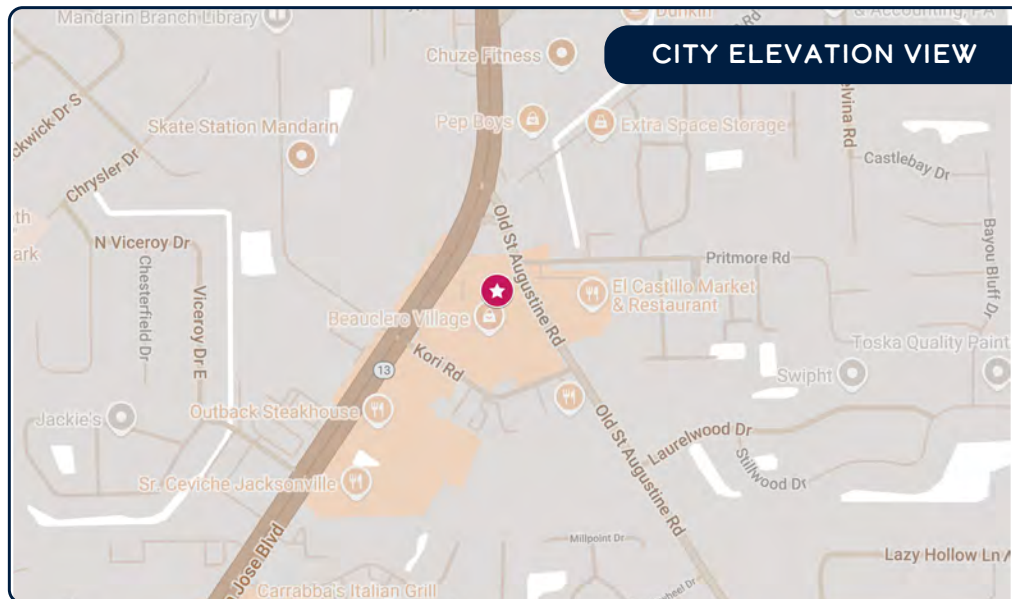
Beauclerc Village

9703 SAN JOSE BOULEVARD | JACKSONVILLE, FLORIDA 32257

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- Property is located at the intersection of San Jose Boulevard and Old St. Augustine Road.
- Adjacent to Starbucks and Bubbles Car Wash.
- Close proximity to major highways: I-295 and I-95.
- Mandarin is one of the most affluent communities in Jacksonville with an average HH income of \$103,600 in a 3-mile radius.



**450 to
1,000 SF
AVAILABLE**



**3.6/1000
PARKING
RATIO**



**\$103,600
HOUSEHOLD
INCOME**



**54,700
VEHICLES
PER DAY**

Beauclerc Village

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9742	Dollar Tree	13,144 SF	9726	Laundry	2,400 SF	9715	Barber	750 SF
9742-1	St. Vincent Thrift Store	13,110 SF	9718	Advance Auto Parts	31,592 SF	9721	Office	800 SF
9732	AVAILABLE	1,000 SF	9711	Tax Doc Corp.	600 SF	9723	Salon	800 SF
9730	AVAILABLE	1,000 SF	9713	AVAILABLE	450 SF	9703	One Night Taco Stand	2,696 SF

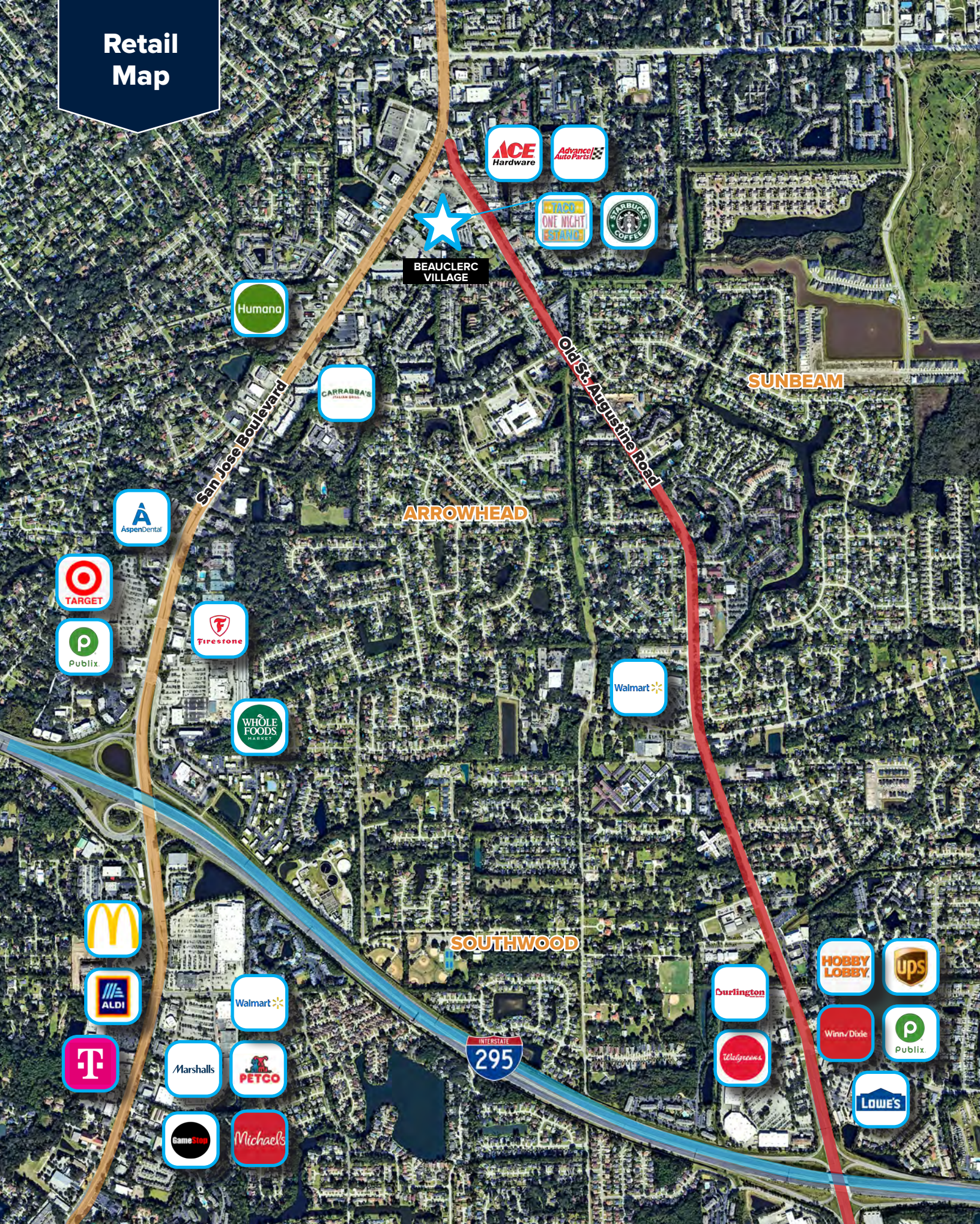
**Drone
Aerial**

San Jose Boulevard | 38,500 VPD

Old St. Augustine Road | 26,000 VPD



Retail Map



BEAUCLERC VILLAGE

ARROWHEAD

SOUTHWOOD

SUNBEAM

San Jose Boulevard

Old St. Augustine Road

INTERSTATE 295