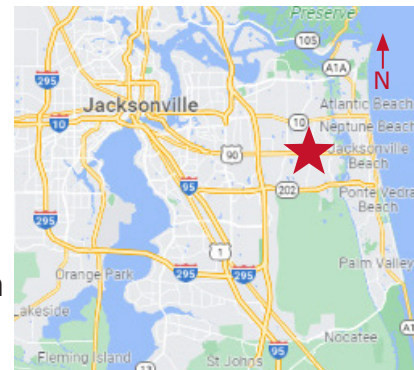


OUTPARCEL FOR LEASE

13401 Beach Boulevard, Jacksonville, FL 32246



- **Available: +/-0.90 Acre parcel pad ready with offsite master retention**
- Ground Lease or Build-to-Suit
- Lease Rate: Call for Pricing
- Utilities at the site
- Zoned: CCG1
- Frontage: 135 feet
- Located in the heart of the highly trafficked Intracoastal West sub-market, this site is one of the few remaining opportunities. It is flanked by Target, Walmart, Office Max and Bealls. This retail stretch includes many national fast food and full-service restaurants, in addition to 4 major banks, fuel, and other service businesses



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

Katie Kirchner
katiek@strategicsites.com
OR

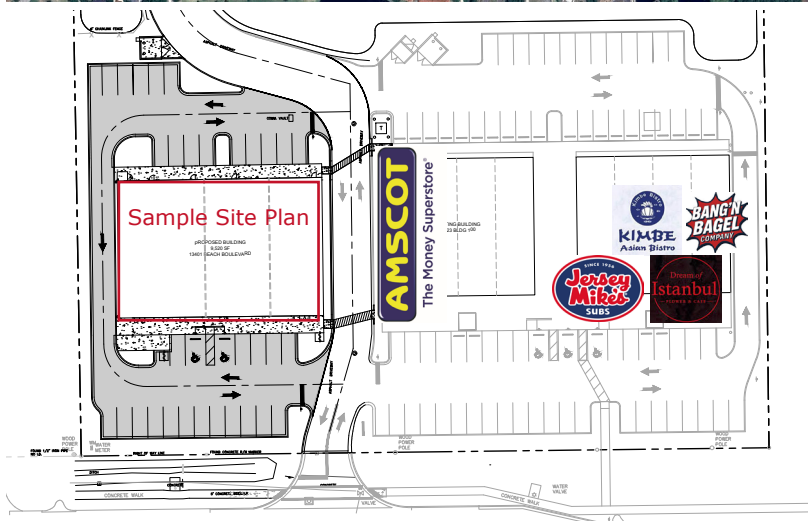
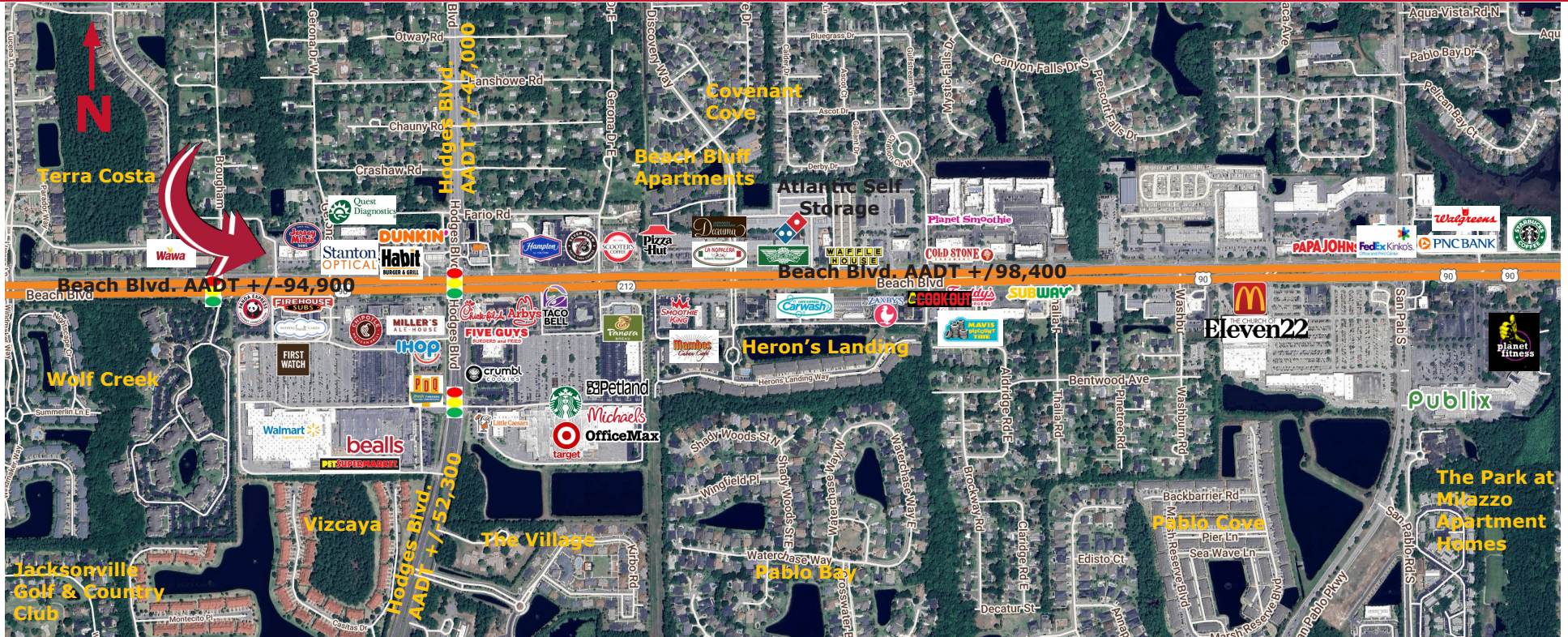
Kate Clifford
kate@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Site Plan & Aerial



2025 Demographics	1 Mile	3 Miles	5 Miles
Population	11,085	78,912	180,859
Average HH Income	\$148,573	\$138,823	\$139,995
Daytime Employees	2,676	19,744	78,861

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