NAI Hallmark

For Lease

1.3 Acres | Call For Pricing
Ground Lease Opportunity

Beach Blvd & I-295

Jacksonville, Florida 32246

Property Highlights

- 1.3-ac ground lease opportunity well suited for QSR development
- Prime position at the northeast quadrant of Beach Blvd & I-295
- Exposure to 59,500 VPD on Beach Blvd & 108,000 VPD on I-295
- Off-site stormwater retention helps maximize the developable site
- Utilities are stubbed to the site for greater development efficiency
- CCG-2 zoning supports a variety of retail and restaurant concepts

Offering Summary

Lease Rate:	Call For Pricing
Lot Size:	1.3 Acres
Parcel ID#:	165767 0020
Zoning:	CCG-2 Commercial
Traffic Count:	59,500 VPD on Beach & 108,000 VPD on I-295

Property Overview

Located at the northeast quadrant of Beach Boulevard and I-295, this 1.3-acre ground lease site offers excellent visibility along a major Jacksonville commercial corridor. The site has exposure to 59,500 vehicles per day on Beach Boulevard and 108,000 vehicles per day on I-295, providing a strong location for quick-service restaurant users. Off-site stormwater retention and utilities stubbed to the property support efficient development. The trade area includes established retailers, hotels, multifamily communities and more than 217,000 residents within five miles.

For More Information

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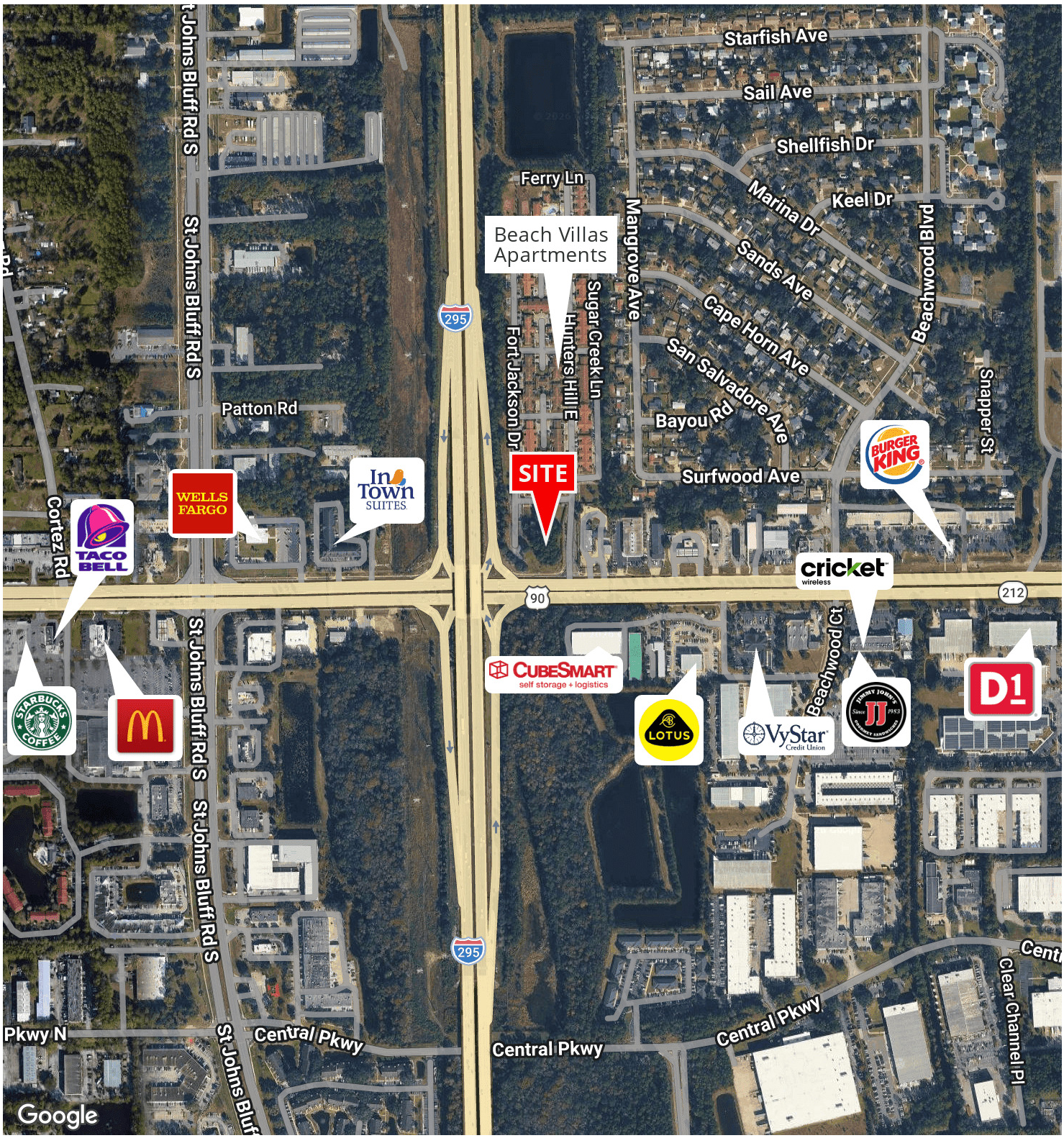

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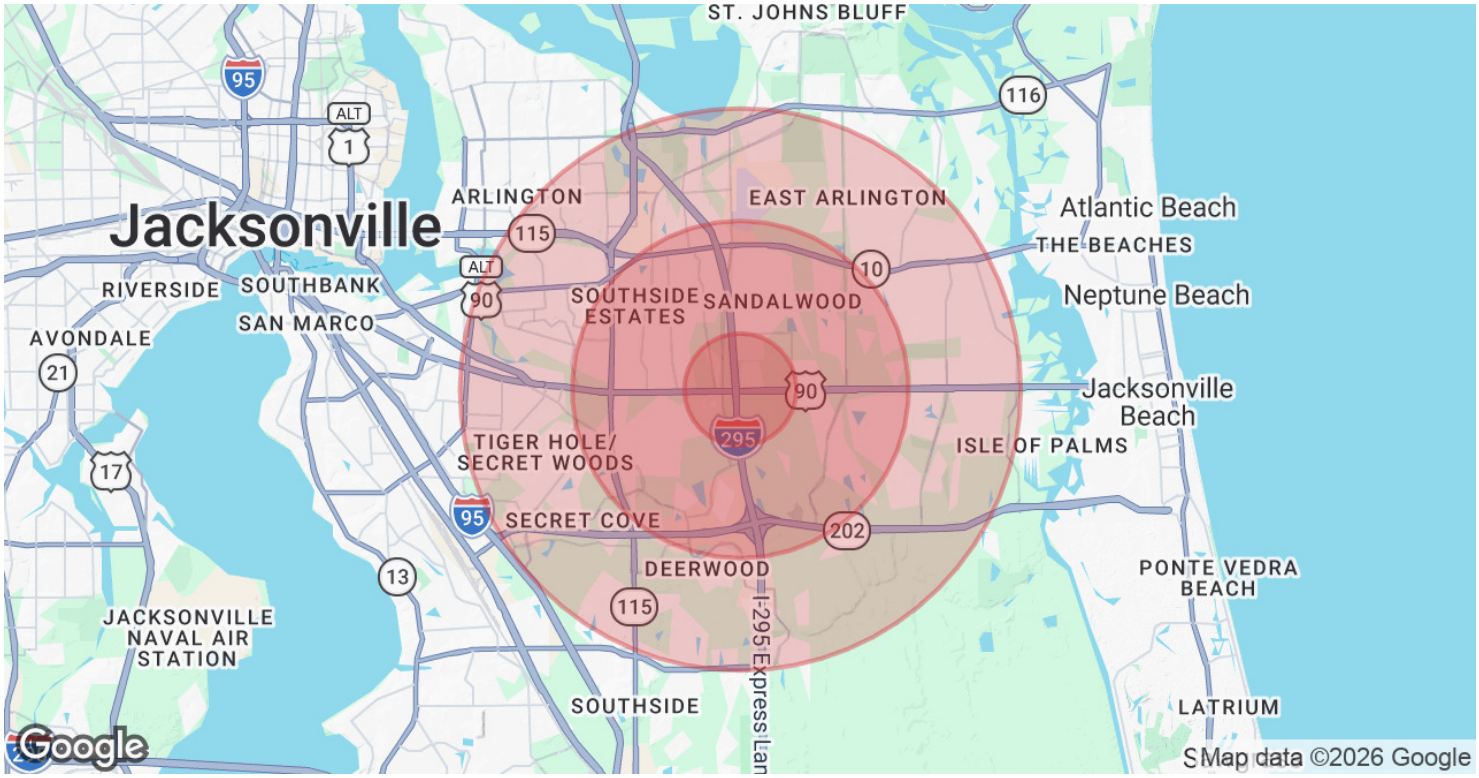

Population	1 Mile	3 Miles	5 Miles
Total Population	5,588	80,776	217,430
Average Age	35.5	34.4	36.1
Average Age (Male)	34.8	34.2	35.0
Average Age (Female)	31.8	32.9	36.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,795	30,766	88,190
# of Persons per HH	3.1	2.6	2.5
Average HH Income	$56,785	$95,209	$96,207
Average House Value	$193,351	$299,010	$319,739

2023 American Community Survey (ACS)

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