



**6565 Beach Blvd.
Jacksonville, FL 32216**

**Lease Rate:
\$20/SF**

Watson Commercial Realty Inc.
4685 Sunbeam Road, Suite 4
Jacksonville, FL 32257
904-200-1030
Will Messer

 **LoopNet Listing ID #39099951**

6565 Beach Blvd., Jacksonville, FL 32216

Building Overview

- Renovated Southside Jacksonville office building; Memorial Hospital nearby
- Location - Memorial Hospital=2 mins, I-95=6 mins, Downtown=10 mins, SR 202-JTB=10 mins, St Johns Town Center=12 mins, Jax Beach=22 mins
- Building Upgrades - CPVC fire sprinkler system, fire main, fire alarm=2024, Paint=2024, Roof=2020, Storefront Doors=2025, HVACs(4)=2020





6565 Beach Blvd., Jacksonville, FL 32216

Building Statistics

SF	7,816	Parking	+20
Lot	.63–Acre	Road Frontage	+100′
Zoning	CCG-2	RE #:	134921-0000
Year Built	1962	Avg. Annual Daily Traffic (FL Dept of Transportation)	27,000



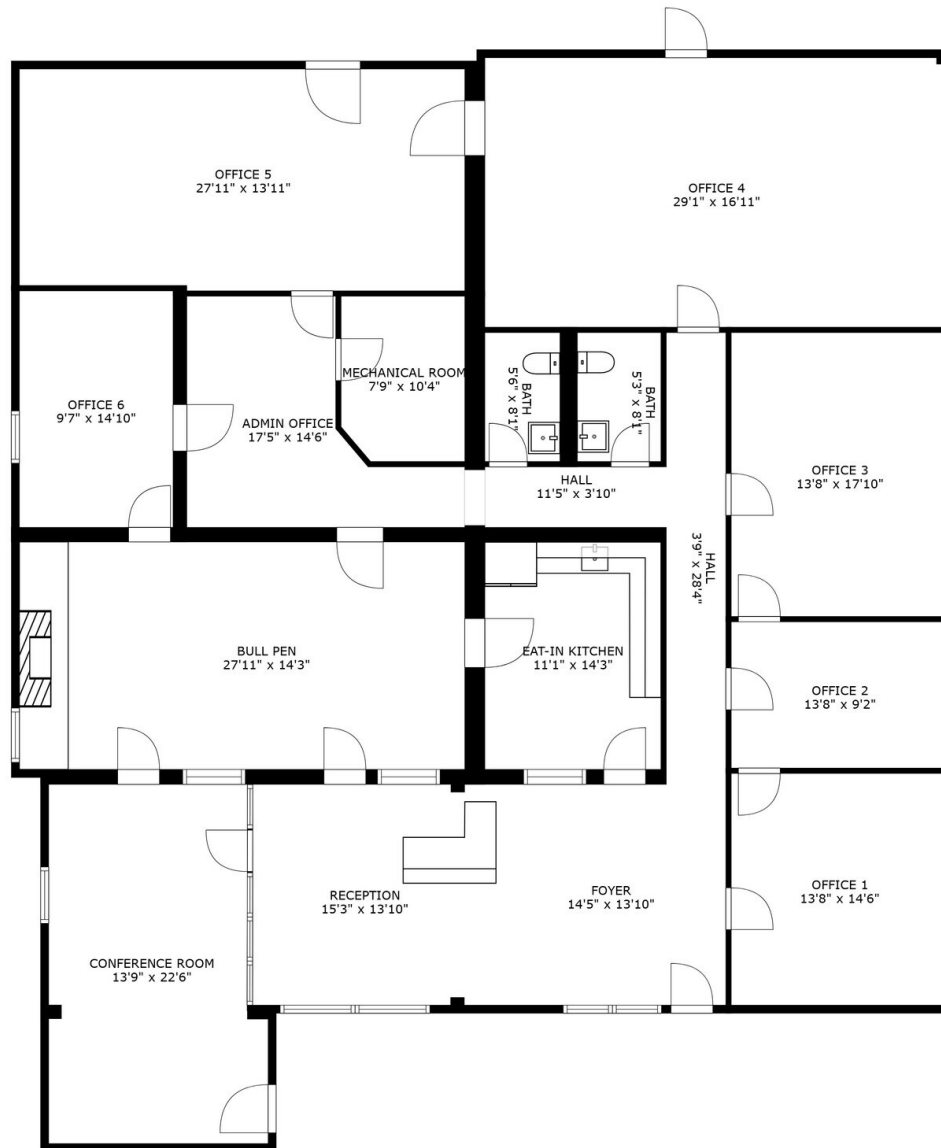


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First Floor Plan



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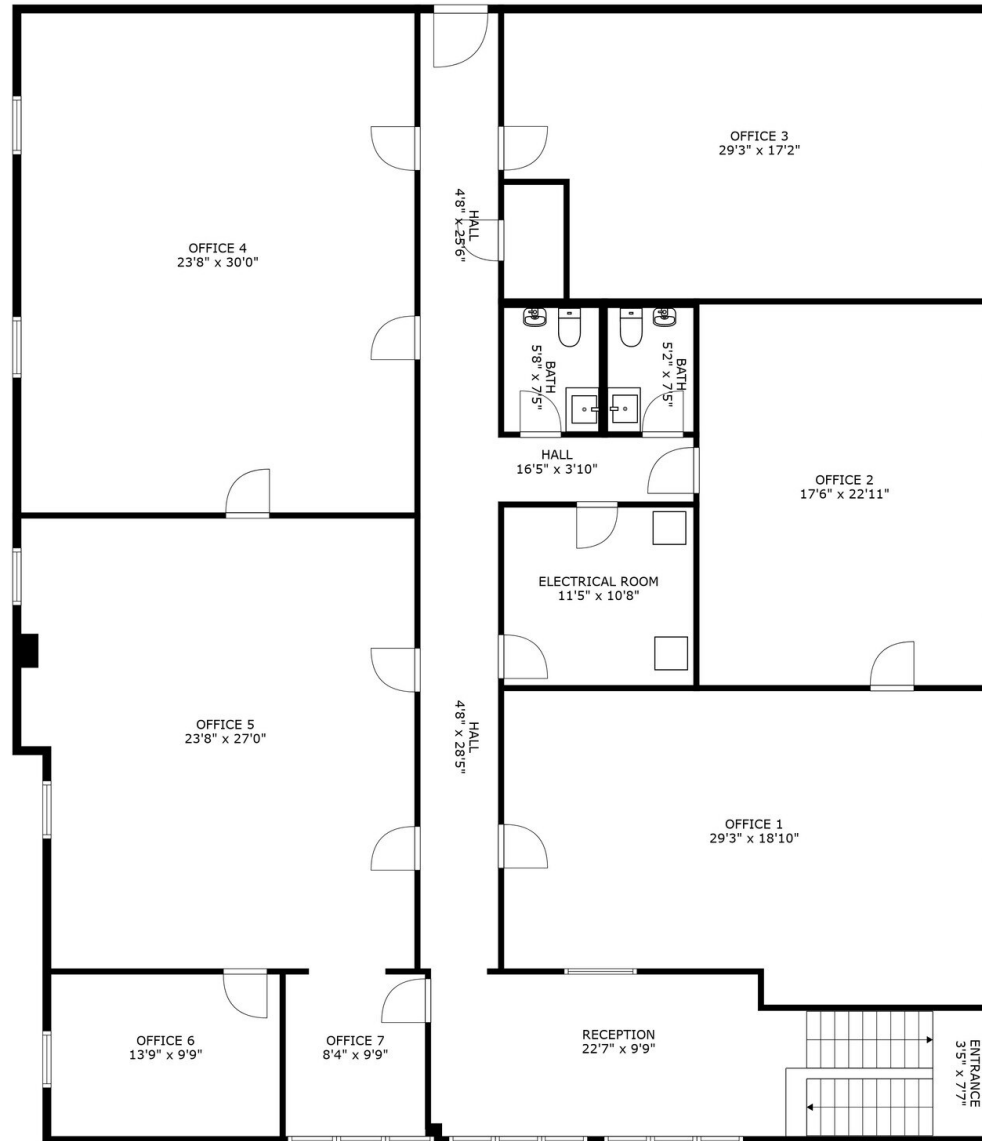
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Second Floor Plan



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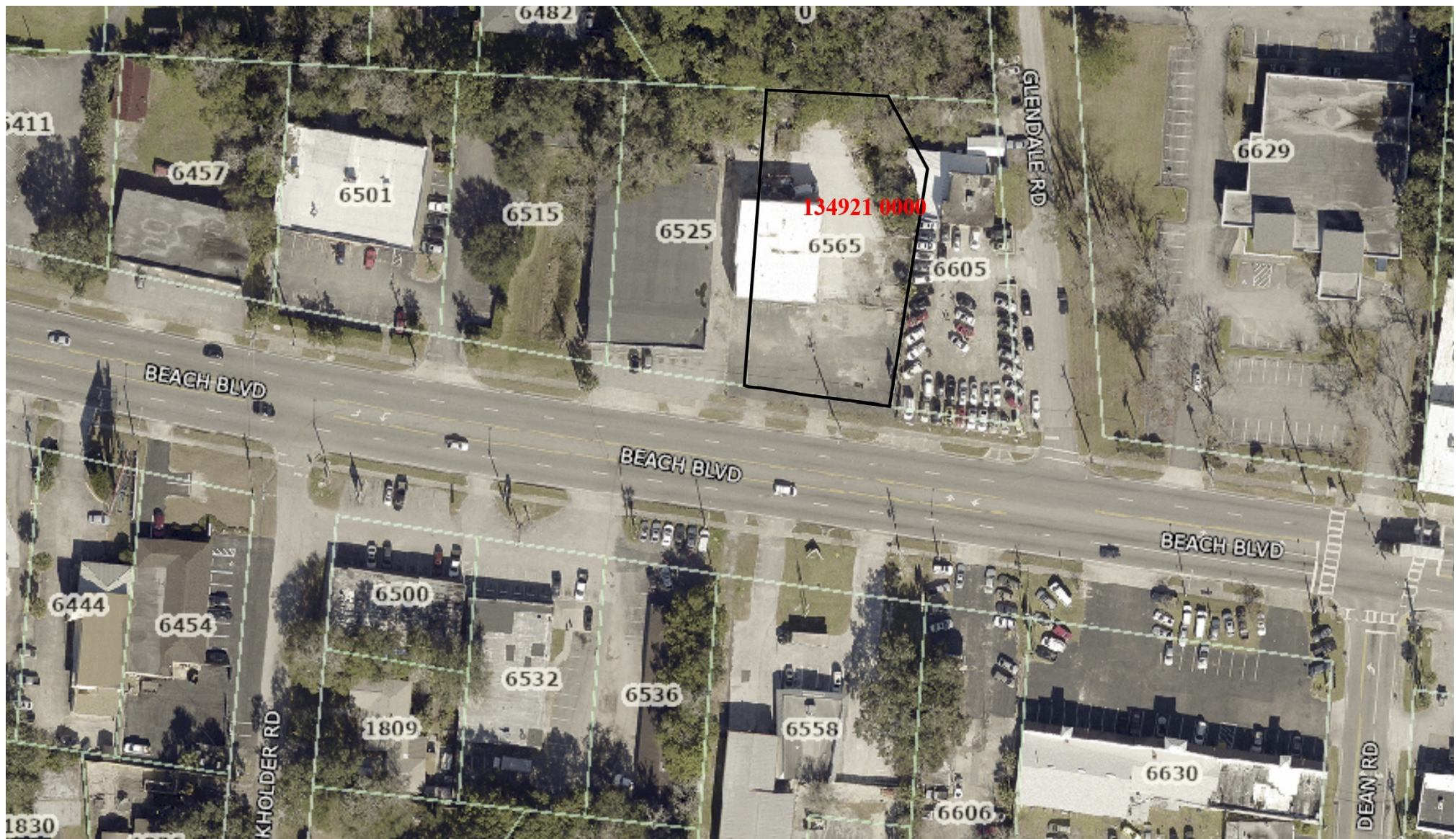
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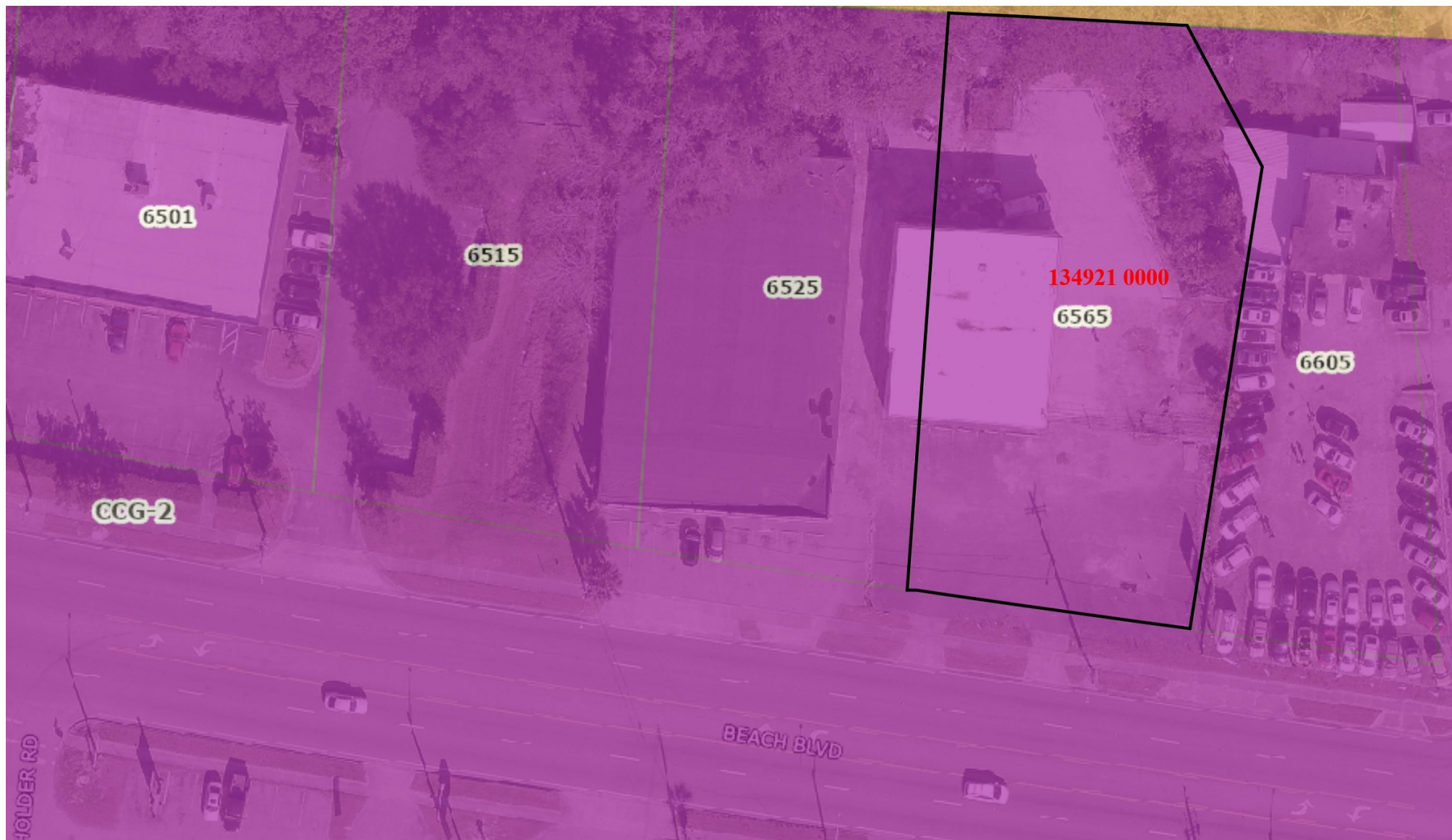


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Property Subtypes:	Professional Office Building
Building Size (RSF):	7,816 SF
Gross Land Area:	.63 Acres
Lease Rate:	\$20/SF; \$13,026/month (Base)

Demographics—CoStar, Census

Proximity:	1 mile	3 miles	5 miles
Total Population:	11,760	94,083	207,878
Average Age:	36.20	35.80	36.80
Households:	4,667	37,791	86,647
2024 Avg. HH Inc.	\$61,724	\$64,306	\$64,983

Daytime Employment

Total Businesses	800	5,237	18,830
# Employees	5,159	40,906	161,731
# Employees/Bus	6	8	9

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