

Beach Plaza
OUTPARCEL
 PRIME MEDICAL LOCATION



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UNPARALLELED VISIBILITY

STRONG VISIBILITY FROM BEACH BLVD - 5 MEANS OF EGRESS/INGRESS

AMPLE PARKING +/- 800 NON-EXCLUSIVE PARKING SPACES

CLASS "A" OUTPARCEL IN JAX BEACH W/ COMPLIMENTARY ANCHORS & NEIGHBORS



DISCLAIMER: Information and or imagery included is not warranted to be current or correct. Readers should independently verify the information included and conduct an appropriate level of due diligence prior to entering into any transaction or agreement. This is for illustration purposes only and final product is subject to change.

1198 BEACH BLVD, JACKSONVILLE BEACH, FL 32250
ZONED: JC-2

FEATURING ROOFTOP PATIO



**2019 ESTIMATED DEMOGRAPHICS
(WITHIN 5 MILE RADIUS)**

POPULATION	110,614
AVERAGE AGE	42
AVERAGE HOUSEHOLD INCOME	\$72,500
VEHICLES PER DAY	46,000



≈800+ NON-EXCLUSIVE PARKING SPACES

MEDIAN INCOME FOR ADJACENT ZIPCODES

DOWNTOWN JACKSONVILLE : \$40,784
POPULATION : 33,306
 TOWN CENTER : \$46,731
POPULATION : 34,876
 WEST SIDE : \$39,095
POPULATION : 59,080
 DUNN AVENUE : \$40,691
POPULATION : 57,772

BEACH PLAZA SURROUNDING MAP



Jacksonville Beach

Beach Blvd.

ADT: 23,000



Oceania Condos

- Landmark Condominium
- MIRAVISTA AT HARBORTOWN - 155 units
- Beach Drifter
- WATERSEGE AT HARBORTOWN - 20 units
- PELICAN POINT - 101 units
- Florida Sunrise Vacations
- SERENA POINT - 17 units

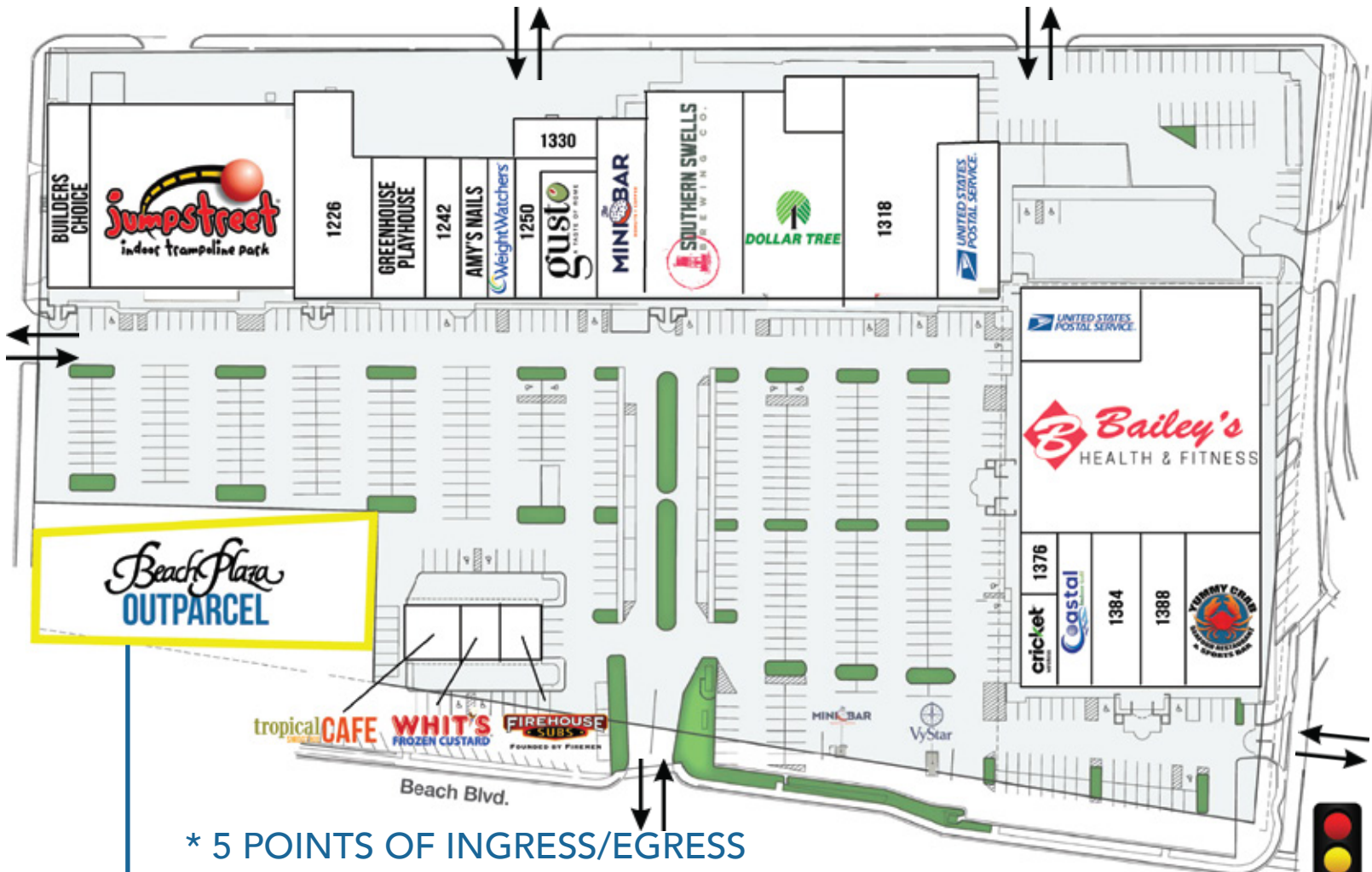
- EASTWINDS - 16 units
- OCEANIA - 44 units
- LANDMARK - 43 units
- ACQUILUS I - 48 units
- ACQUILUS II - 48 units
- ACQUILUS III - 14 units
- BEACH DRIFTER - 23 units

- BEACH COMBER - 25 units
- SANDCASTLE - 61 units
- SANDPIPER - 24 units
- Watermark Condominium
- METROPOLITAN - 34 units
- BEACHCOMBER
- OCEANIC - 11 units

- WATERMARK - 25 units
- LAS BRISAS - 48 units
- OCEAN 21 - 107 units
- SEASCAPE - 154 units
- 10th Ave S
- 11th Ave S
- 12th Ave S
- MARBELLA - 22 units
- COSTA VERANO - 91 units
- THE WATERFORD - 36 units
- THE WATERMARK - 25 units

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This is a landmark location with unparalleled visibility in the heart of Jacksonville Beach, Florida. Beach Plaza Outparcel sits in between two signalized, major intersections upon bustling Beach Boulevard, also known as the Gateway to Jacksonville's Beaches: Atlantic Beach, Neptune Beach, Ponte Vedra Beach and Jacksonville Beach.

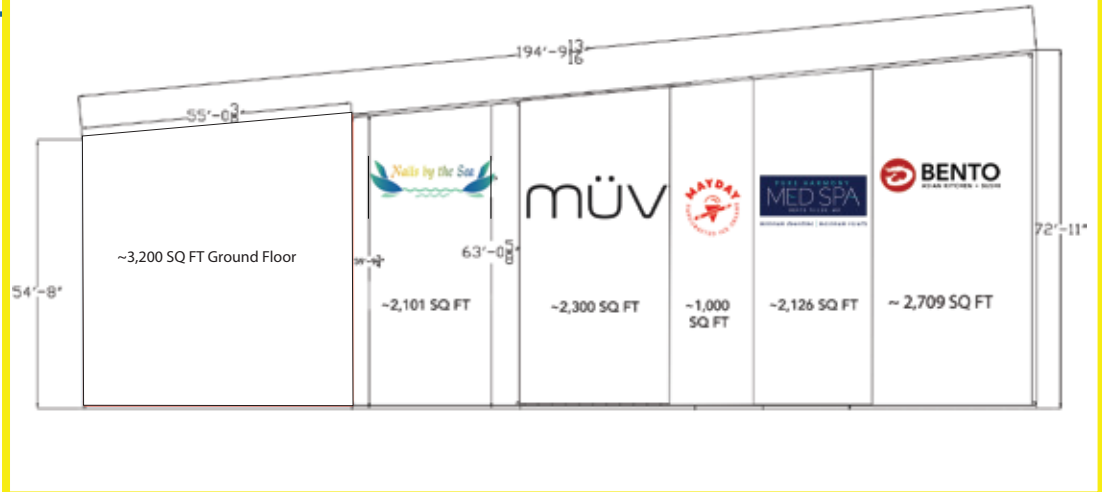


**Beach Plaza
OUTPARCEL**

* 5 POINTS OF INGRESS/EGRESS

TOTAL AREA ~13,862 SQ FT

1	Bento	approx. 2,709
2	Med Spa	approx. 2,126
3	Mayday	approx. 2,300
4	MUV	approx. 2,300
5	Nails by the Sea	approx. 2,101
6	Prime location available	approx. 3,200



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