

Beach Plaza OUTPARCEL

PRIME RESTAURANT LOCATION



CONTACT LEASING

904.242.9000

INFO@ASHCO-INC.COM

#ASHCOINC

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

**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



**≈800+ NON-EXCLUSIVE
PARKING SPACES**

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BEACH PLAZA SURROUNDING MAP



Jacksonville Beach

Beach Blvd.

ADT: 23,000



Oceanica Condomos

- Landmark Condominium**
MIRAVISTA AT HARBORTOWN - 155 units
- Beach Drifter**
WATERSEDGE AT HARBORTOWN - 30 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

2nd Ave N

Beach Blvd

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

SOUTH SHORE - 28 units

AVENUE 4 - 24 units

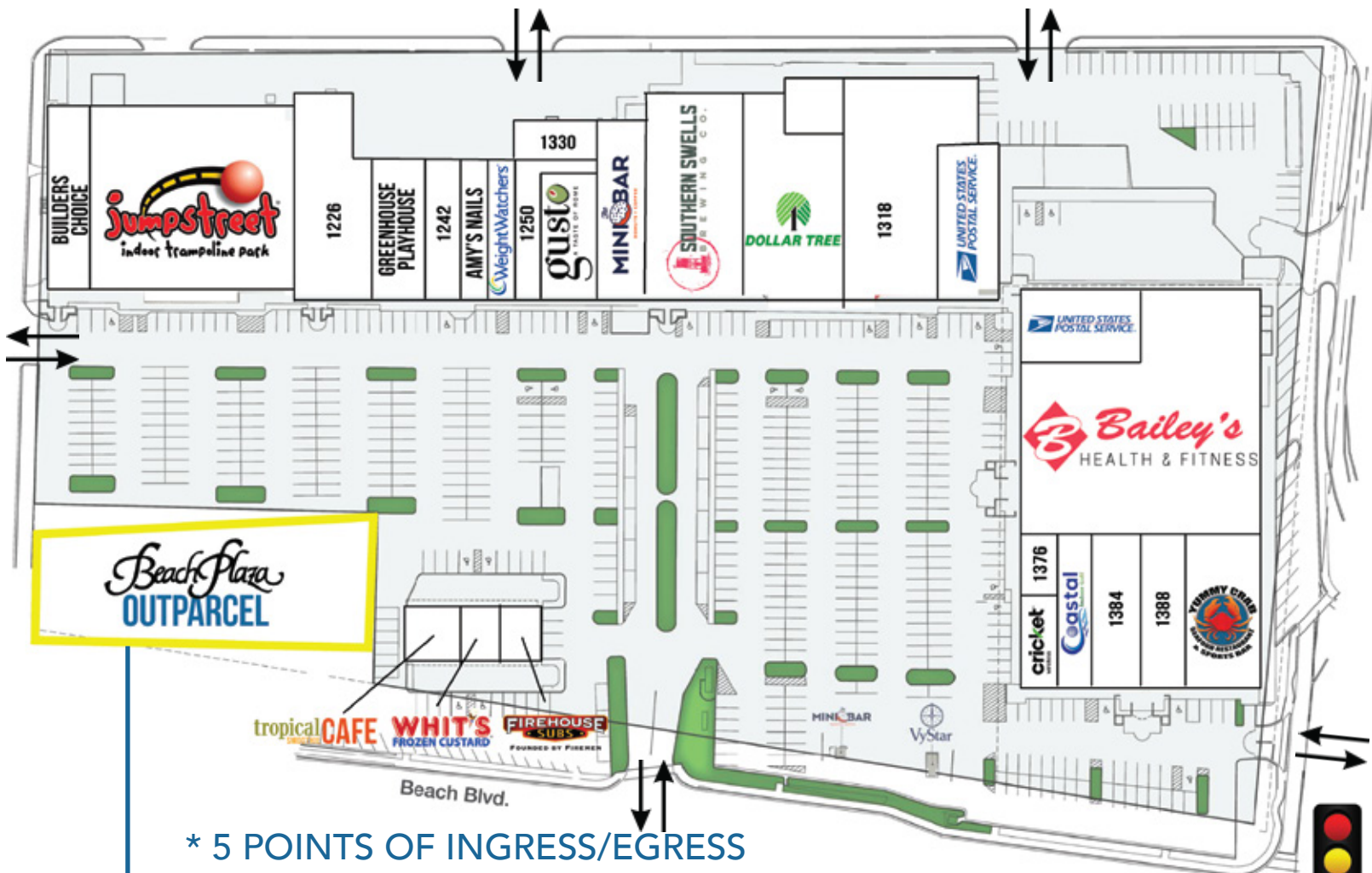
OCEAN 14 Condominiums

THE WATERFORD - 36 units

THE WATERMARK - 25 units

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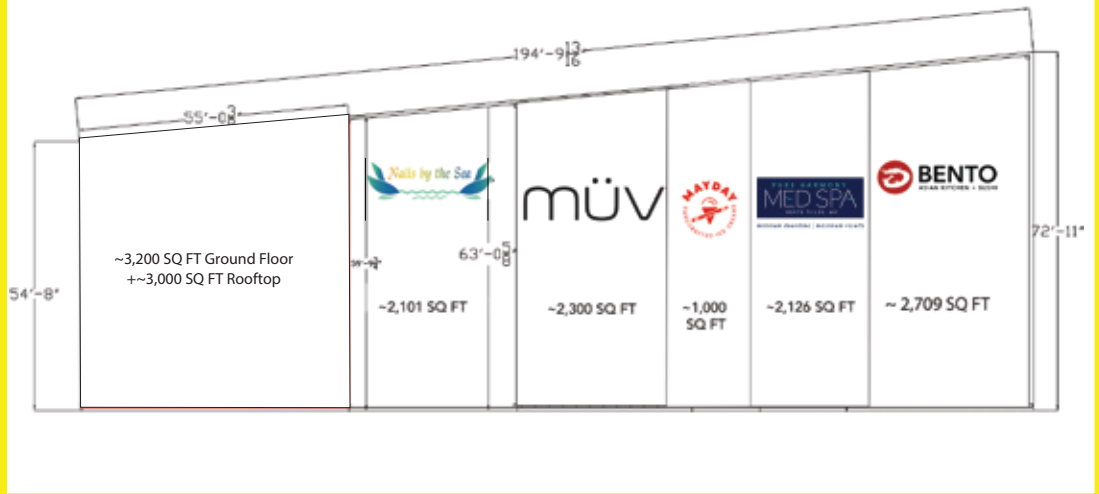
This is a landmark location with unparalleled visibility in the heart of Jacksonville Beach, Florida. Beach Plaza Outparcel sits in between two signalized, major intersections upon bustling Beach Boulevard, also known as the Gateway to Jacksonville's Beaches: Atlantic Beach, Neptune Beach, Ponte Vedra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



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 + ~3,000

*** FEATURING ROOFTOP PATIO UP TO ~3,000 SQ FT**



We don't just build Shopping Centers, We build Communities.