

*Beach Plaza*  
**OUTPARCEL**  
**PRIME RETAIL LOCATION**



**CONTACT LEASING**

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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)**

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



**≈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



## Oceania Condos

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

Beach Blvd.

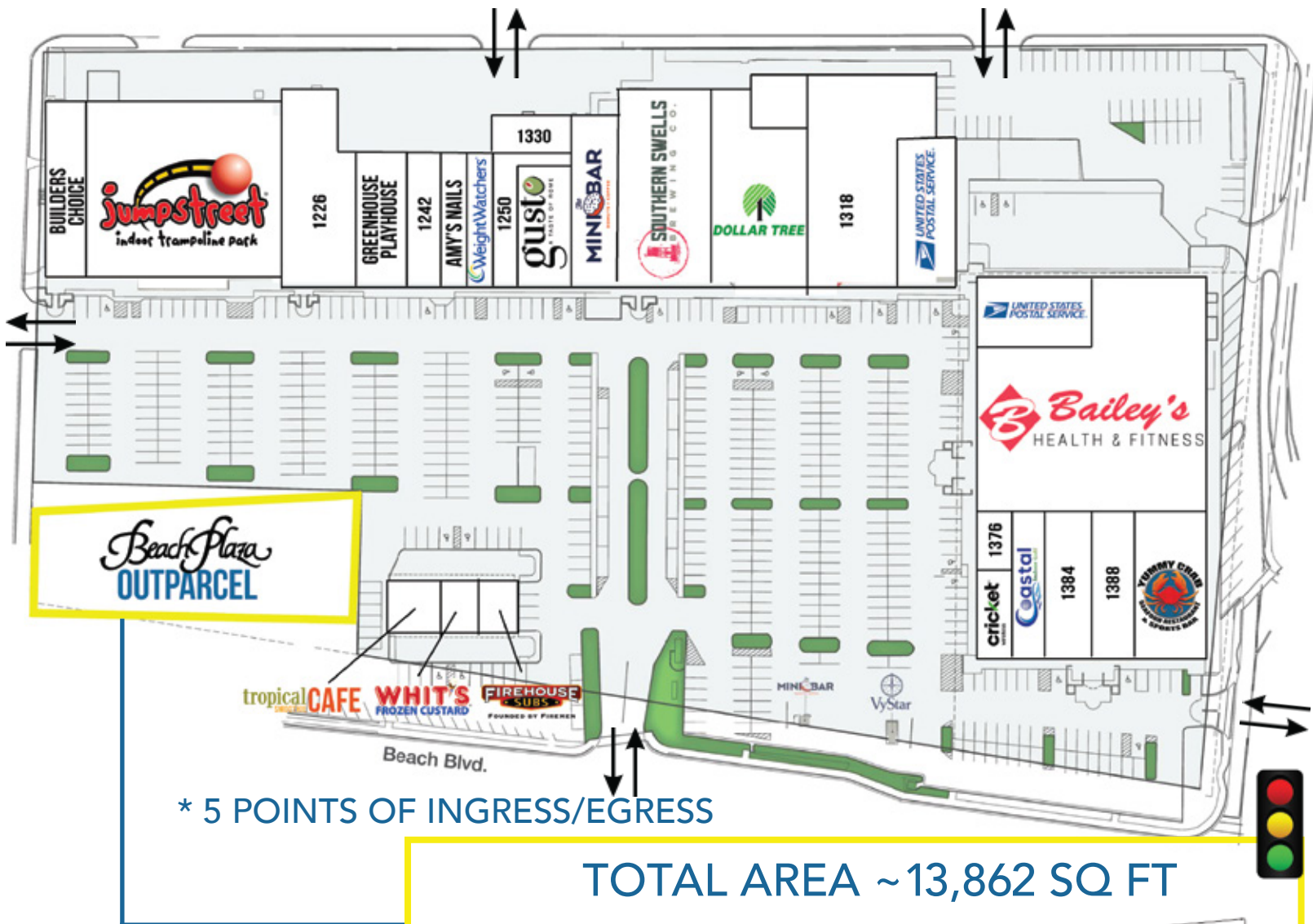
ADT: 23,000



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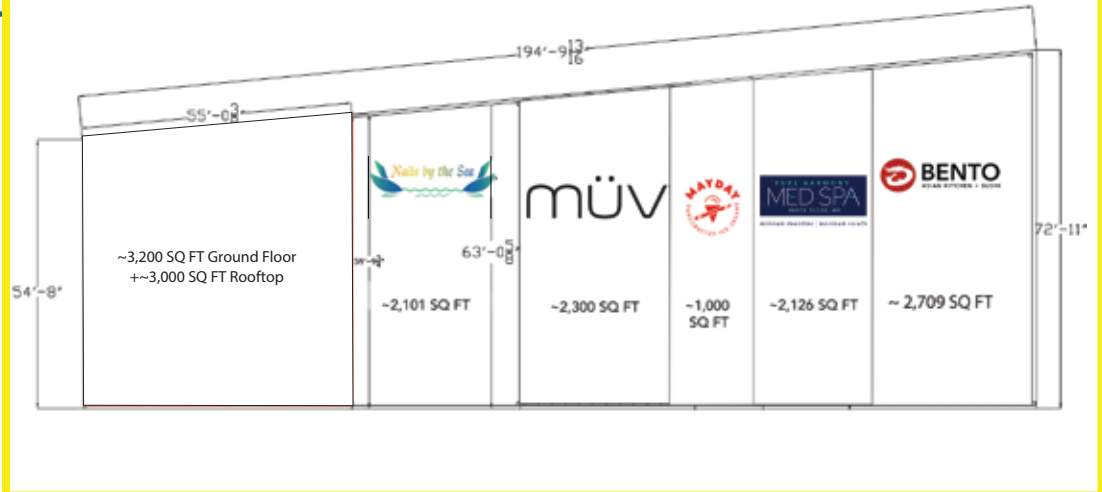
THE WATERMARK - 25 units

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.



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.**