

1198 BEACH BLVD, JACKSONVILLE BEACH, FL 32250

BEACH PLAZA OUTPARCEL



CLASS "A" COMMERCIAL REAL ESTATE

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.



ASHCO, INC.

JAX BEACH

1198 BEACH BOULEVARD,
JACKSONVILLE BEACH, FL 32250

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.



UNPARALLELED VISIBILITY

- >> **AMPLE PARKING ≈ 800+ NON-EXCLUSIVE PARKING SPACES**
- >> **STRONG VISIBILITY FROM BEACH BLVD - 5 MEANS OF EGRESS/INGRESS**



LEASING

T: 904.242.9000

info@ashco-inc.com

MEET YOUR NEIGHBORS



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DEMOGRAPHICS

2023 ESTIMATED DEMOGRAPHICS
5-MILE RADIUS



POPULATION
119,775



MEDIAN AGE
40



AVG HOUSEHOLD
INCOME
\$116,020



TRAFFIC
VOLUME
60,000

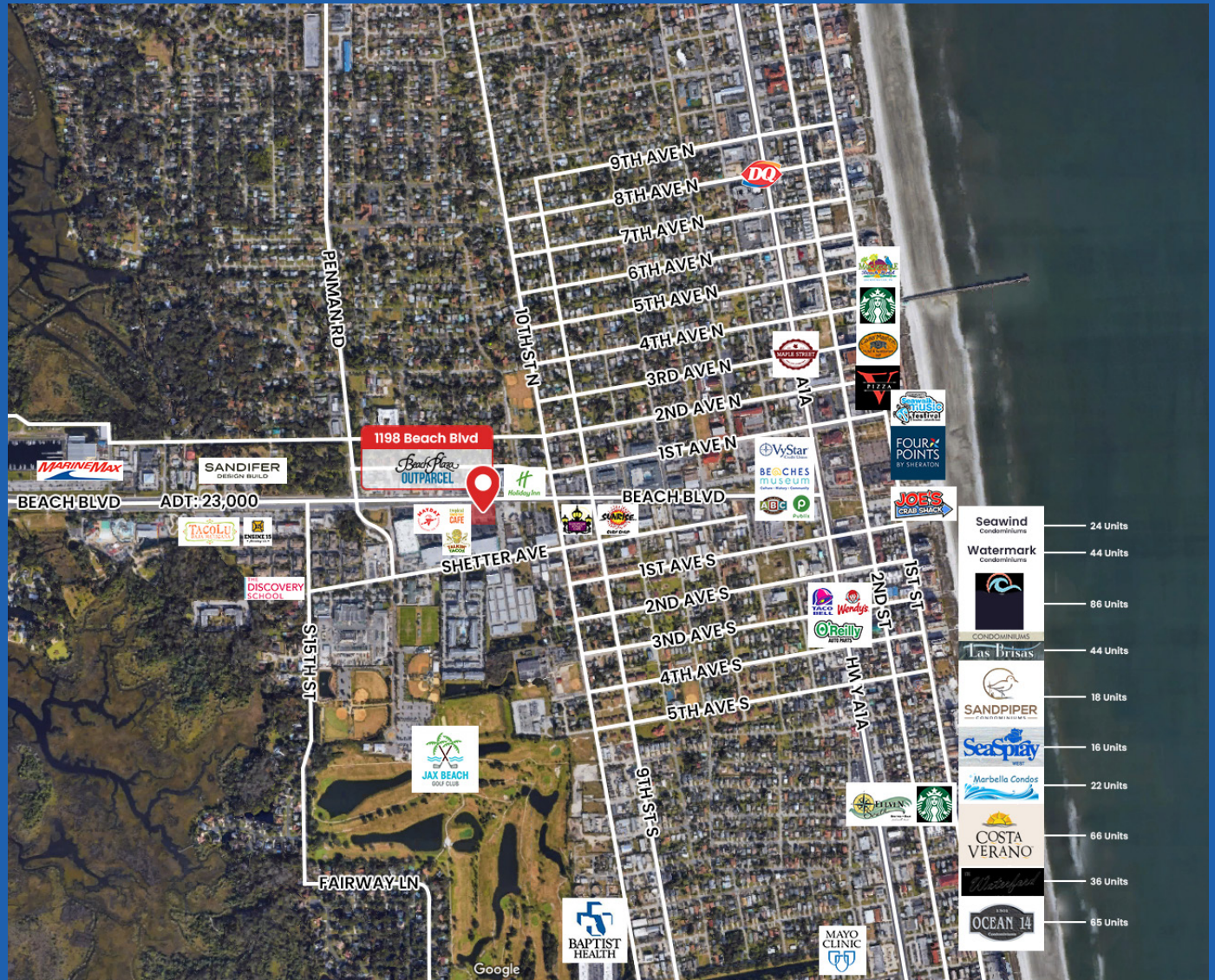


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MEDIAN INCOME FOR ADJACENT ZIP CODES

DOWNTOWN: \$40,784
POPULATION: 33,306

WEST SIDE: \$39,097
POPULATION: 59,080

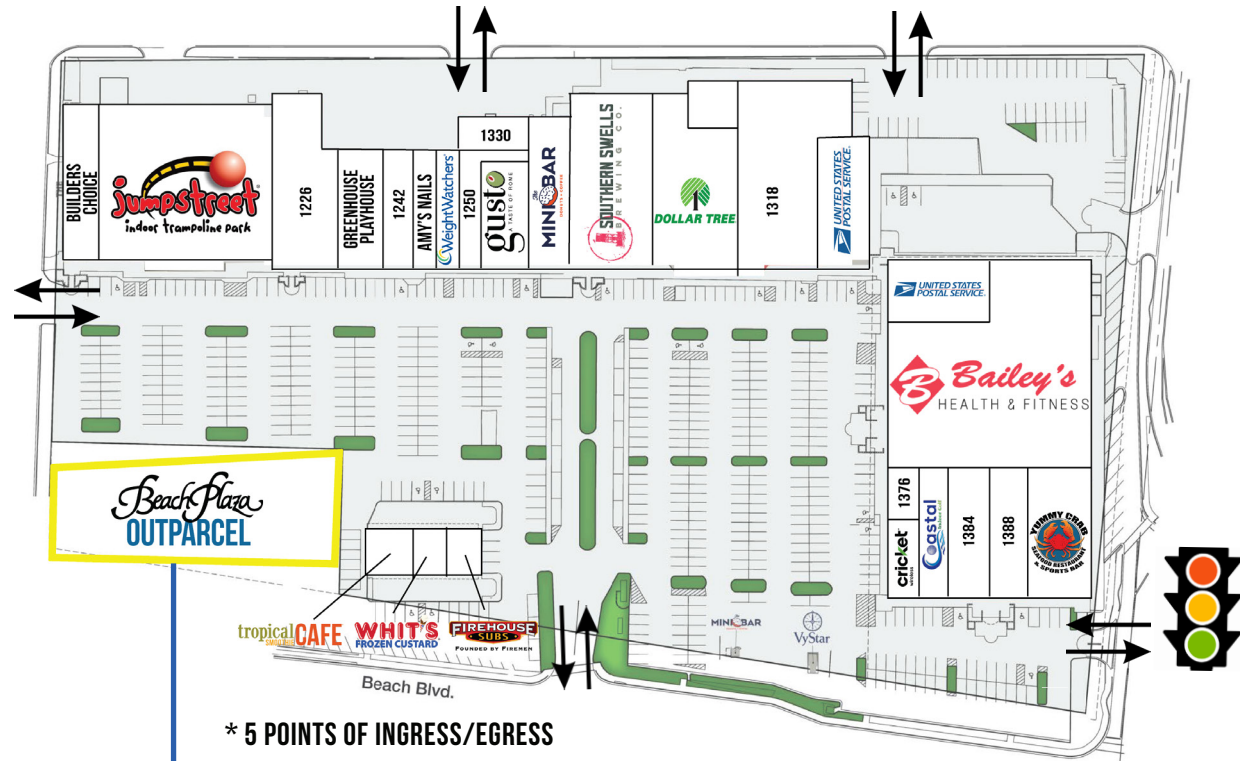
TOWN CENTER: \$46,731
POPULATION: 34,876

DUNN AVENUE: \$40,691
POPULATION: 57,772

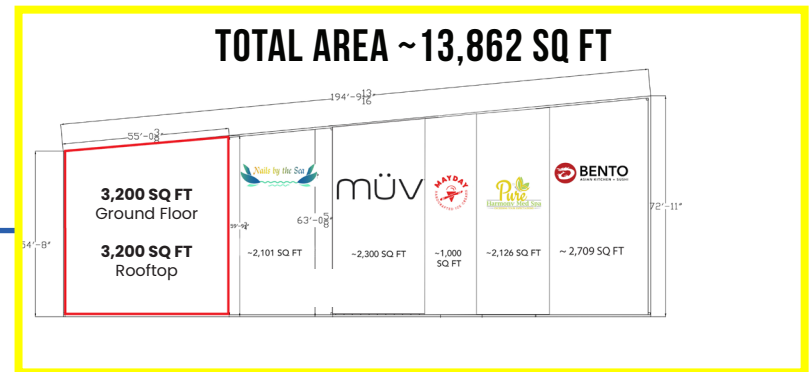
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TENANT LAYOUT

1198 BEACH BOULEVARD,
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* 5 POINTS OF INGRESS/EGRESS



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ABOUT JACKSONVILLE



83,700 working adults.



220 days of sunshine.



38 median age.



28 countries represented through companies in the region.



25 minutes average commute time is less than other major U.S. cities.



No taxes on corporate franchises inventory foreign, or personal income.



#1 school district in Florida. The Florida Department of Education has ranked St. Johns County the top school district in Florida for nine years in a row.



Experience any lifestyle. Our region provides nearly every lifestyle imaginable – beach living, vibrant downtown, amenity-filled suburbs, rural farming, and quaint historic Main Streets – helping Jacksonville to be ranked one of the country’s “super cool” cities by Expedia.



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Home to fortune 500 headquarters, thriving business, and startups, Jacksonville is growing twice as fast as the rest of the nation and is ranked #7 Best City Job for Seekers by Money Magazine.

Our region is a great place to experience a spectacular climate, excellent quality of life, wonderful outdoor recreational opportunities, and abundant sports, arts, and cultural amenities. In Jacksonville, the possibilities are endless.

Source: <https://jaxusa.org/why-jax/area-overview>

TOP EMPLOYERS THE JAX REGION



ABOUT ASHCO

Real estate is about more than buildings for us; it's about helping business owners achieve their dreams of a prime location where clients feel welcome and eager to visit. It's about connecting real estate with local communities.

For over 50 years, Ashco has used innovative architectural design and strategic locations to positively impact neighborhoods and enhance the lives of those who interact with our spaces. We work exclusively with our tenants to build unique and inviting retail environments, shaping the future of retail together.



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Ashco Board is proud to support the following organizations



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