

# SECOND GENERATION RESTAURANT SPACE

## 13423 BEACH BLVD

JACKSONVILLE, FL 32246



PRIMEREALTY



### For More Information:

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4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.



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## Property Overview



### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,240 SF
Lot Size:	2.9 Acres
Year Built:	2017
Building Size:	16,000 SF
Zoning:	CCG-1
Market:	Jacksonville

### PROPERTY OVERVIEW

13423 Beach Boulevard is a multi-tenant retail center that is currently offering this turn-key 2nd generation restaurant space available in one of Jacksonville's most desirable sub-markets. With frontage on the busy Beach Blvd, this center offers a great location that will help your business flourish. Located across the street from Super Wal-Mart, Super Target, and many well known retailers. The population is 73,652 within 3 miles and there is an above average household income of \$93,893 within 3 miles. Quick access to J Turner Bulter, UNF, the St. Johns Town Center, the Intracoastal Waterway, and Jacksonville Beach.

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Unit 203	Negotiable	2,240 SF

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## Additional Photos



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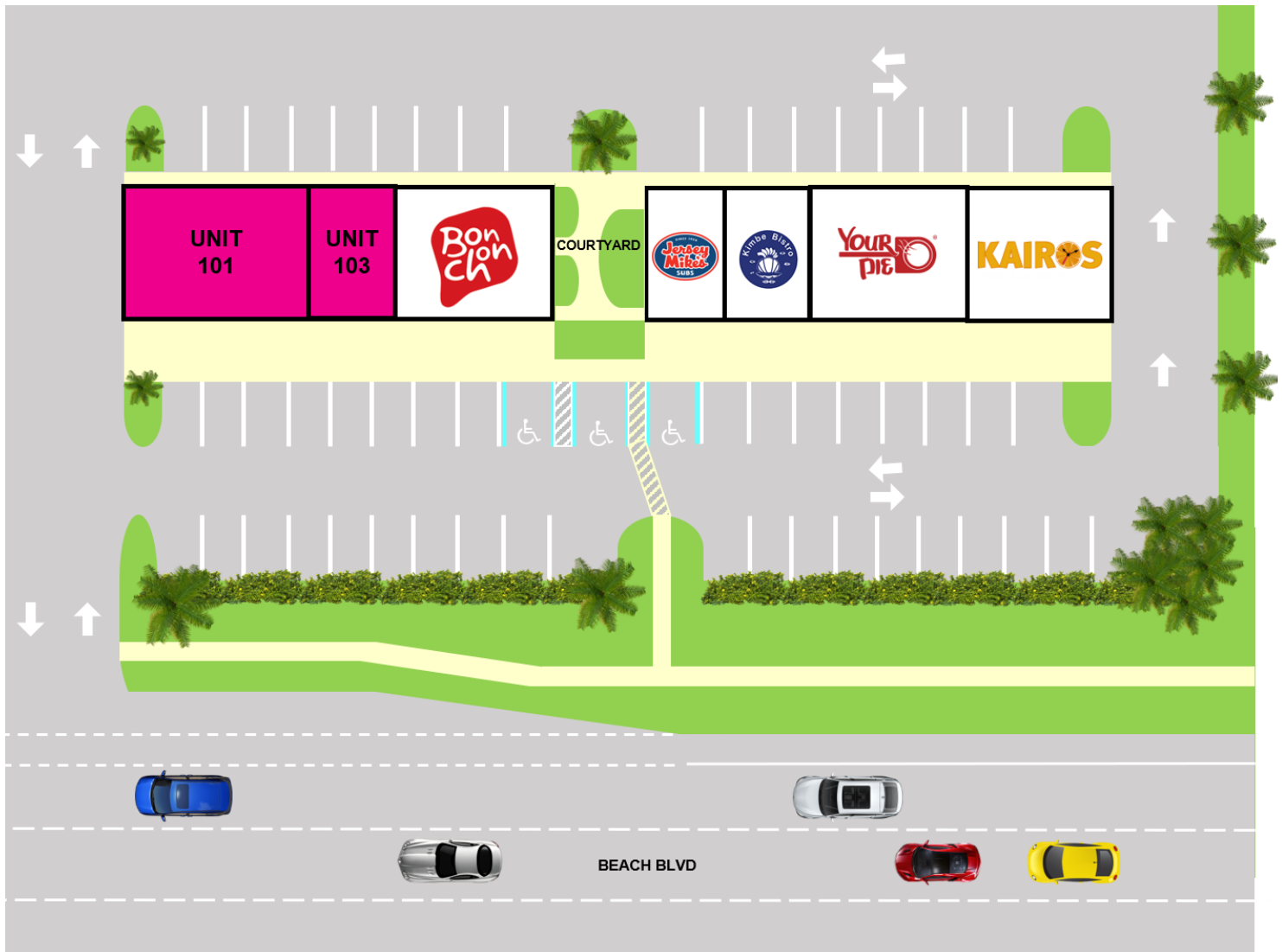
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## Site Plan



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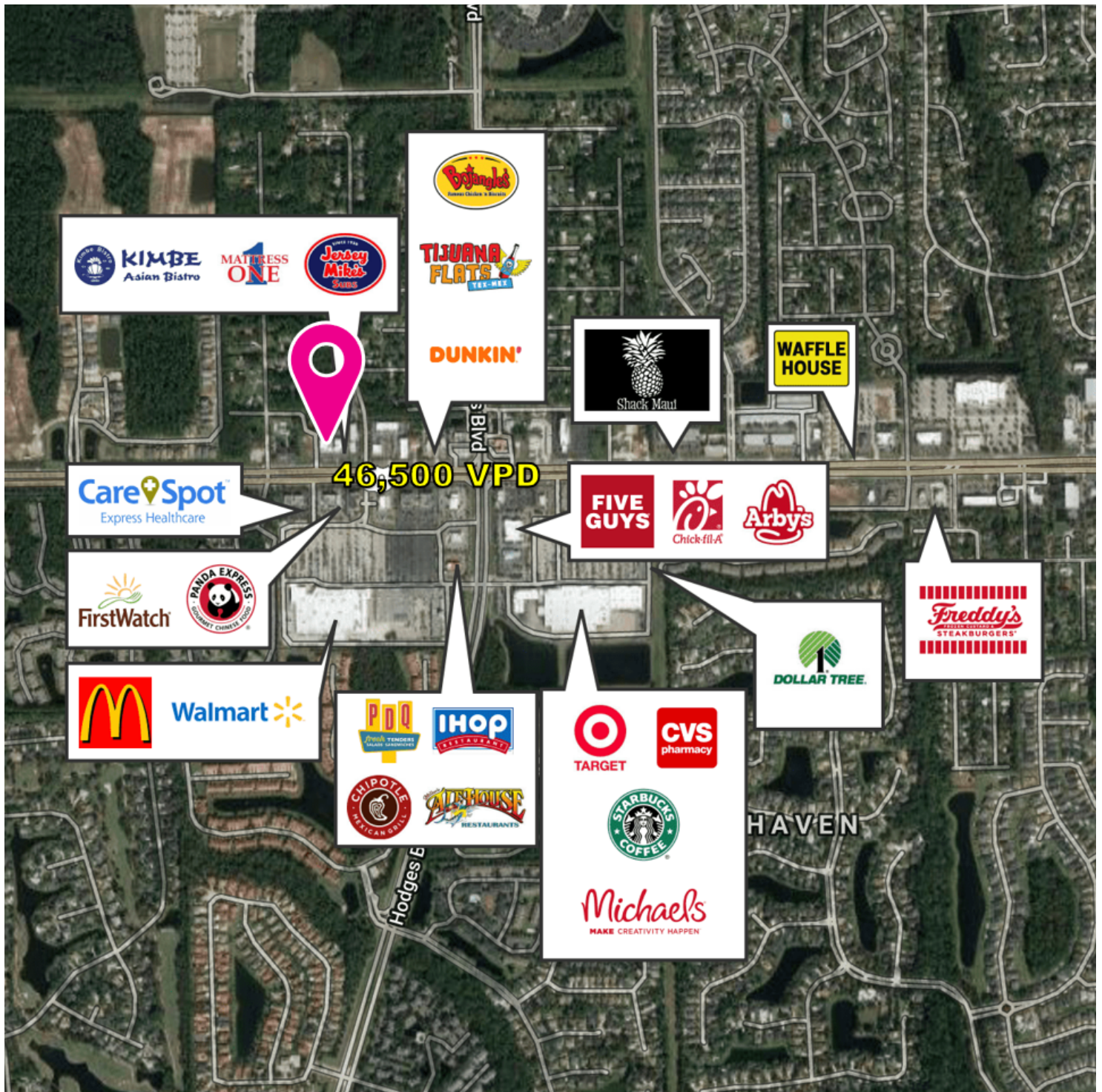


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## Retail Map



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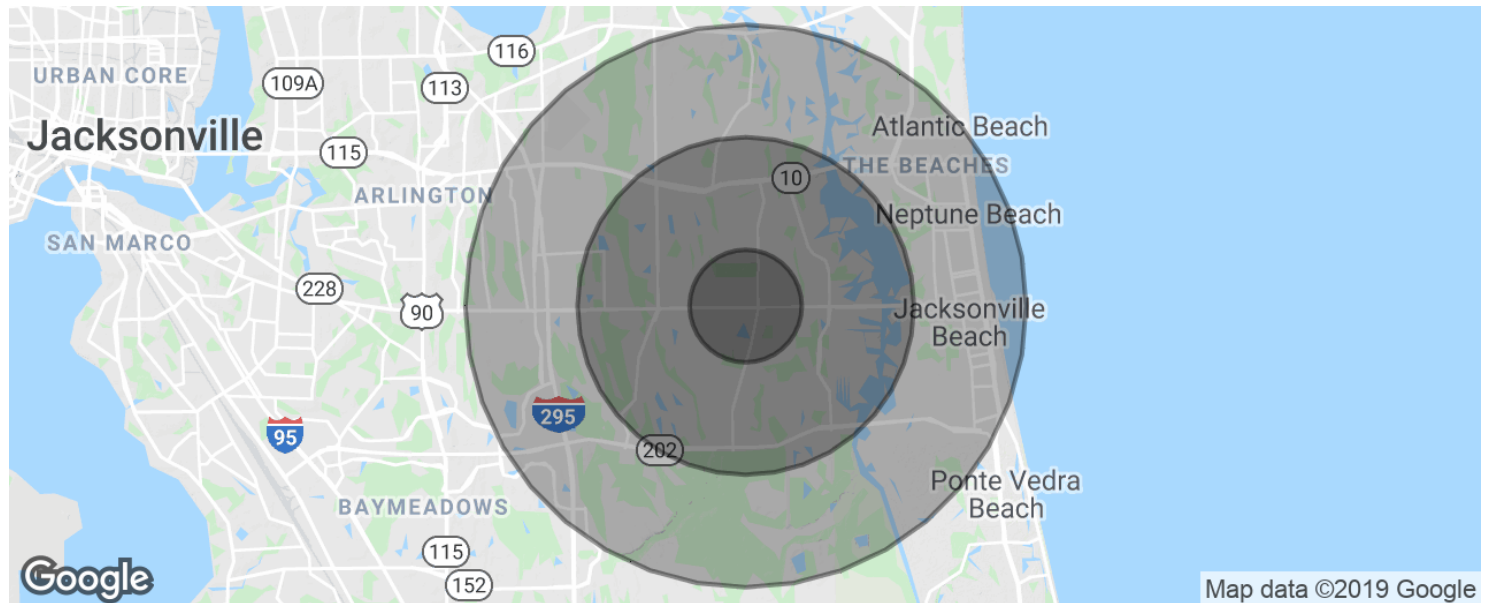
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## 2018 - 2023 Demographics



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Population	9,038	73,652	174,438
Projected 2023 Population	10,175	79,516	188,662
Population Change	2.40%	1.54%	1.58%
Households	3,505	28,652	69,049
Median Age	37.5	36.3	36.4
Average Household Size	2.58	2.54	2.47
Median Household Income	\$76,301	\$68,269	\$64,218
Average Household Income	\$104,224	\$93,893	\$90,243
Per Capita Income	\$39,843	\$37,053	\$36,165



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