

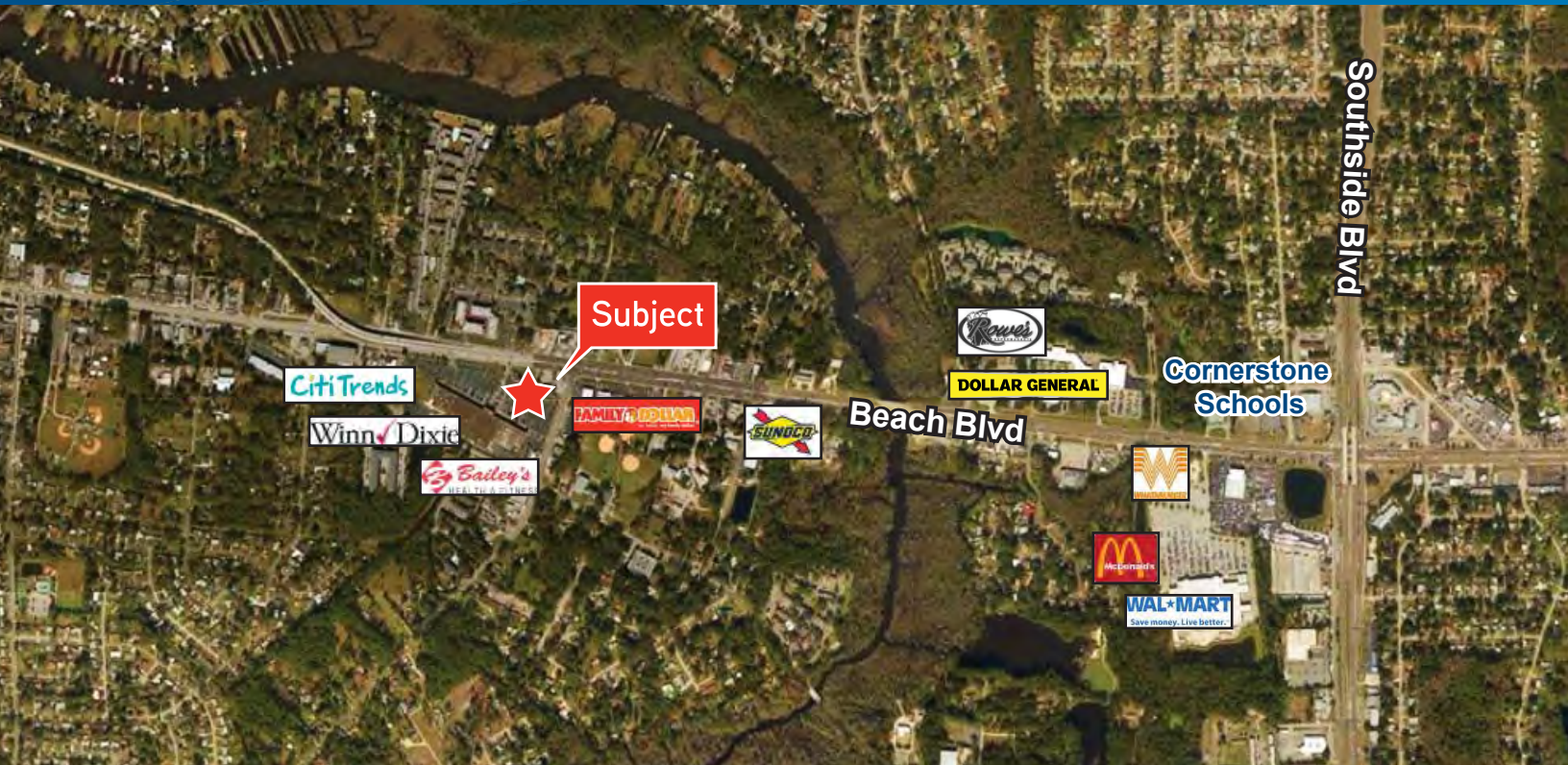
FOR SALE > RETAIL



Former Convenience Store on Beach Blvd

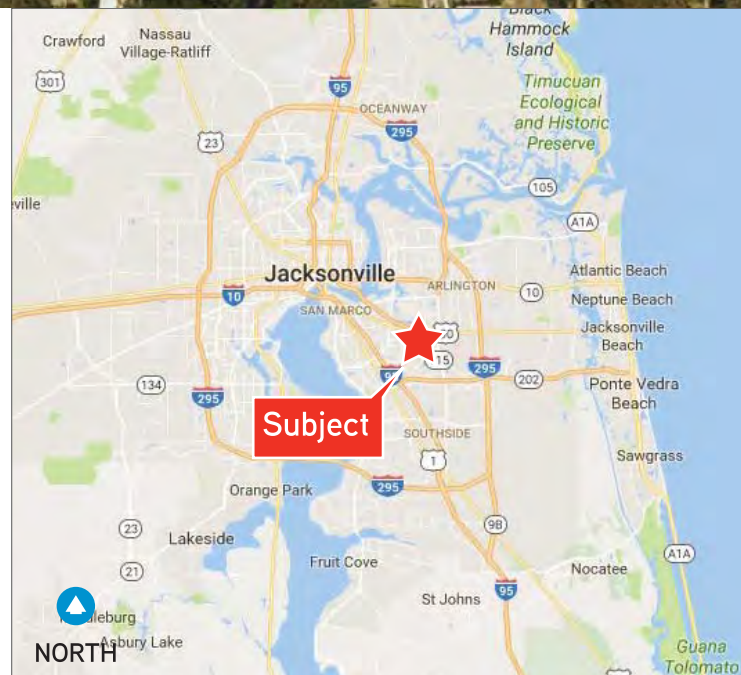
7624 BEACH BLVD, JACKSONVILLE, FL 32216

0.7± ACRES AVAILABLE



Property Features

- > Former Convenience Store
- > 2,300± SF building on 0.7± Acres of land
- > Zoning: CCG-2
- > 62,500± cpd on Beach Blvd
- > 11,500± cpd on Parental Home Rd
- > Existing Tire store on month-to-month lease
- > Great location for a convenience store, liquor store, or pawn shop
- > Hard Corner with a traffic light
- > **Asking Rate: \$700,000.00**



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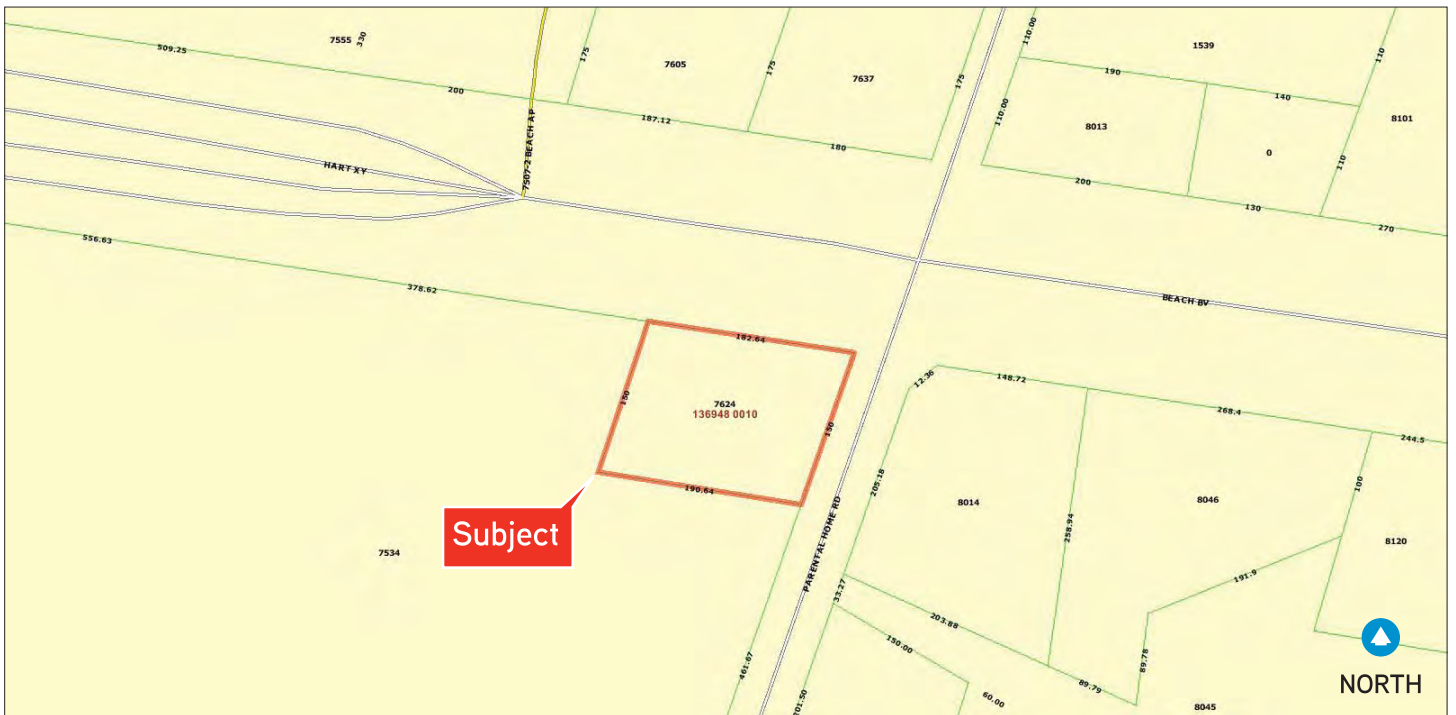
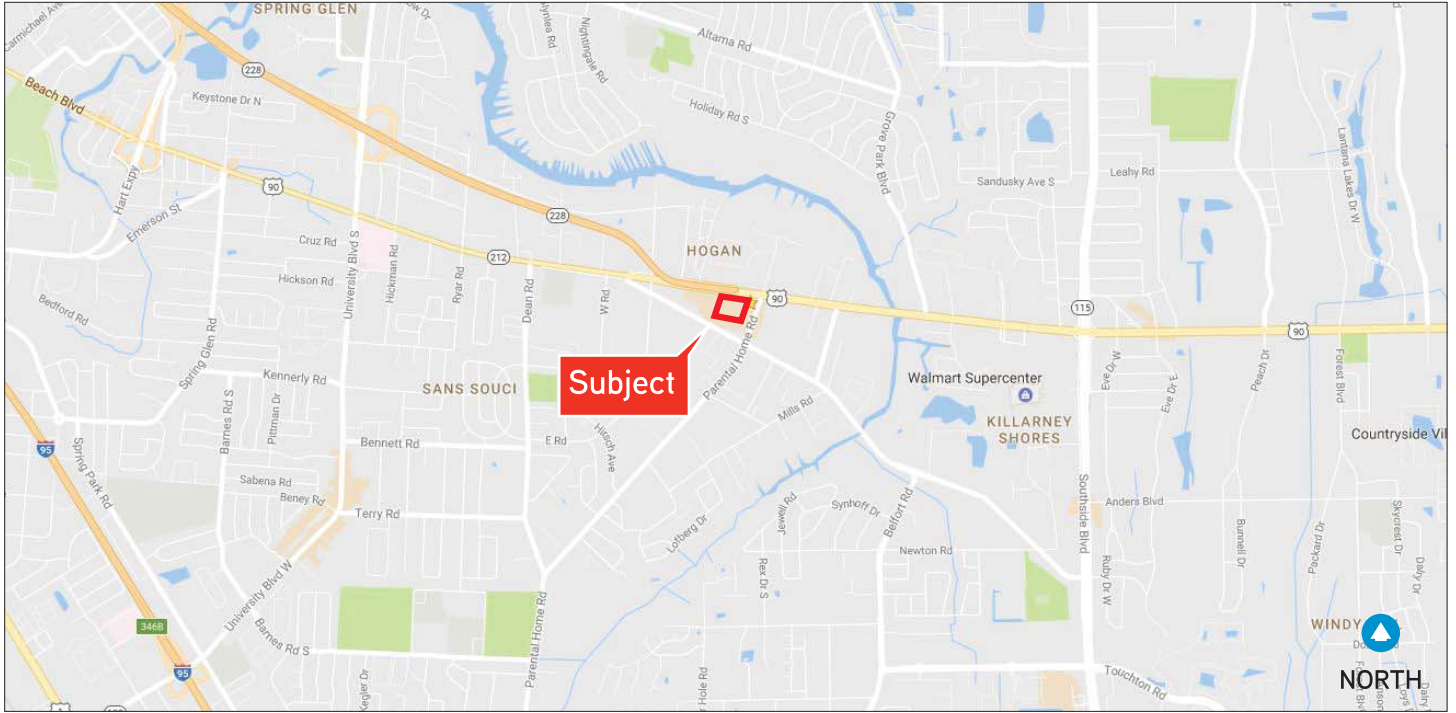
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FOR SALE > RETAIL

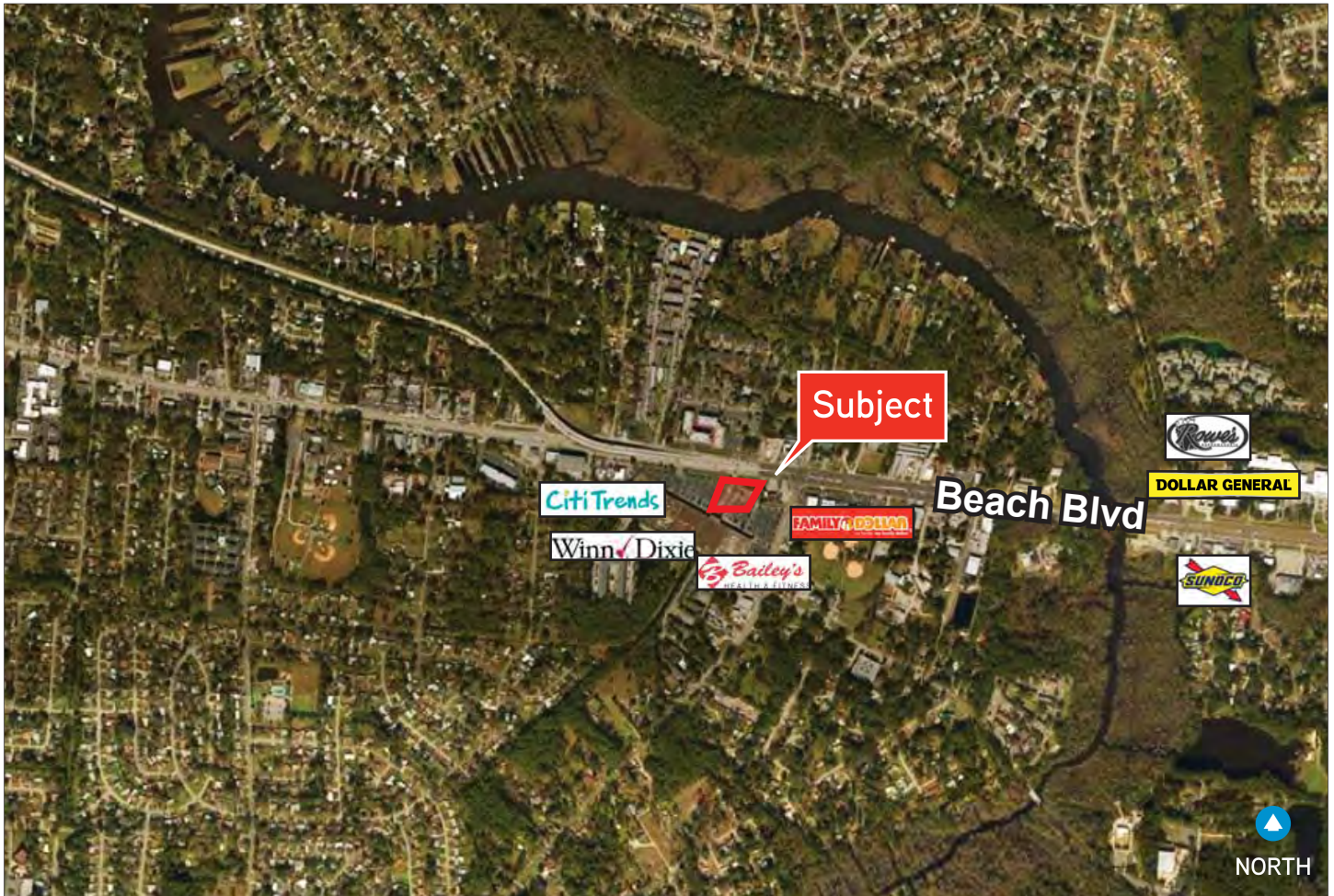
Street & Plat Map

7624 BEACH BLVD, JACKSONVILLE, FL 32216



Aerial

7624 BEACH BLVD, JACKSONVILLE, FL 32216



Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2016	8,683	78,605	208,896
2016 Est. Households	3,771	33,524	86,651
2016 Est. Avg. HH Income	\$62,699	\$60,941	\$64,448

Source: Nielsen

Traffic Count	Daily	Trucks
Beach Blvd	25,000	3,100
Parental Home Rd	11,500	230

Source: Florida Department of Transportation (FDOT)

Demographics

7624 BEACH BLVD, JACKSONVILLE, FL 32216

2016 Est. Population by Single-Classification Race						
	8,683		78,605		208,896	
White Alone	6,869	79.11%	50,865	64.71%	131,809	63.10%
Black or African American Alone	1,124	12.95%	16,306	20.74%	47,900	22.93%
Amer. Indian and Alaska Native Alone	27	0.31%	318	0.40%	872	0.42%
Asian Alone	201	2.31%	4,474	5.69%	12,199	5.84%
Native Hawaiian and Other Pac. Isl. Alone	15	0.17%	70	0.09%	220	0.11%
Some Other Race Alone	213	2.45%	3,609	4.59%	8,097	3.88%
Two or More Races	234	2.70%	2,963	3.77%	7,798	3.73%
2016 Est. Population by Hispanic or Latino Origin						
	8,683		78,605		208,896	
Not Hispanic or Latino	7,851	90.41%	67,395	85.74%	181,639	86.95%
Hispanic or Latino	832	9.59%	11,210	14.26%	27,257	13.05%
Mexican	132	15.87%	2,562	22.85%	5,893	21.62%
Puerto Rican	238	28.64%	2,890	25.78%	7,785	28.56%
Cuban	189	22.73%	1,774	15.83%	4,049	14.85%
All Other Hispanic or Latino	273	32.76%	3,985	35.54%	9,531	34.97%
2016 Est. Hisp. or Latino Pop by Single-Class. Race						
	832		11,210		27,257	
White Alone	518	62.27%	6,391	57.01%	15,808	57.99%
Black or African American Alone	44	5.24%	556	4.96%	1,565	5.74%
American Indian and Alaska Native Alone	4	0.50%	92	0.82%	243	0.89%
Asian Alone	5	0.57%	45	0.40%	155	0.57%
Native Hawaiian and Other Pacific Islander Alone	0	0.05%	7	0.06%	23	0.09%
Some Other Race Alone	186	22.36%	3,364	30.00%	7,478	27.43%
Two or More Races	75	9.01%	754	6.73%	1,986	7.29%
2016 Est. Pop by Race, Asian Alone, by Category						
	201		4,474		12,199	
Chinese, except Taiwanese	29	14.32%	167	3.73%	645	5.29%
Filipino	32	15.93%	763	17.05%	3,307	27.11%
Japanese	2	1.18%	62	1.39%	100	0.82%
Asian Indian	95	47.44%	2,135	47.71%	3,611	29.60%
Korean	1	0.60%	301	6.73%	438	3.59%
Vietnamese	16	8.07%	443	9.90%	1,285	10.54%
Cambodian	10	5.13%	171	3.82%	364	2.98%
Hmong	0	0.00%	0	0.00%	0	0.00%
Laotian	0	0.00%	45	1.01%	94	0.77%
Thai	1	0.52%	21	0.47%	181	1.48%
All Other Asian Races Including 2+ Category	14	6.82%	366	8.19%	2,173	17.81%

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0.7± Acres Available

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Contact Us

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Please contact us to see this property

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Summary (7035)



Former Convenience Store on Beach Blvd 7624 Beach Blvd Jacksonville, FL 32216

County:	Duval
Market:	Jacksonville
Sub Market:	Southside
Property Near:	Near Parental Home Rd.
Land Size (Acres)	0.7 Acres
Lot Dimensions (LxW):	150
Available SF:	2,291 SF
Building SF:	2,291 SF
Retail SF:	2,291 SF

Building/Space

Construction Status:	Existing
Primary Use:	Retail
Secondary Use:	Land - Retail
Year Built:	1968
# Buildings:	1
Construction Type:	Block

Utilities

General Listing/Transaction Information¹

Asking Price:	\$700,000.00 \$305.54 Per SF
Max Contig SF:	2,291 SF
Transaction Type:	Sale

Parking

Site

Land SF:	30,492 SF
Parcel Number:	136948-0010
Zoning:	CCG-2
Access:	Great
Visibility:	Great
Frontage Traffic Count:	182' on Beach Blvd and 150' on Parental Home Rd
Floodplain:	185

Contacts

Listing Broker(s)	Gary Montour Colliers International Northeast Florida 904.861.1116 gary.montour@colliers.com
	Jeremy Martin Colliers International Northeast Florida 904 861 1115 jeremy.martin@colliers.com

Comments

Listing Comments:

- Former Convenience Store
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