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FOR SALE > LAND

Commercial/Retail Land

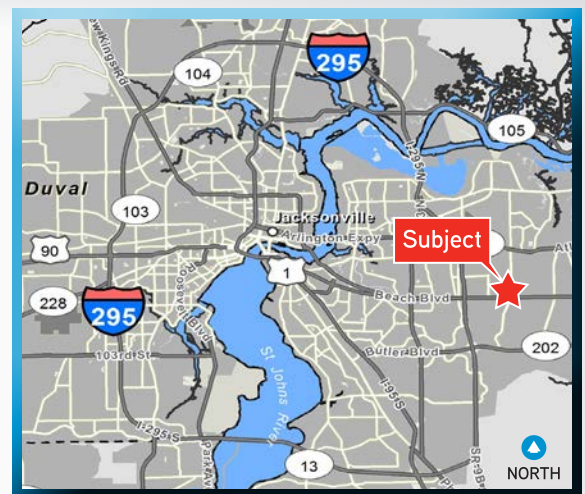


Northeast Florida

NW QUADRANT OF BEACH BLVD. AND KERNAN BLVD.
2.53± ACRE OUTPARCEL AVAILABLE; ZONED PUD

Property Features

- > 2.53± Acre commercial outparcel, hard corner with frontage on Beach Blvd. and Kernan Blvd.
- > Located in the Northwest Quadrant of Beach Blvd. and Kernan Blvd.
- > Zoned: PUD
- > Will be delivered with east bound Beach Blvd. median break in place, all utilities to site and offsite retention
- > Sale Price: \$2,500,000



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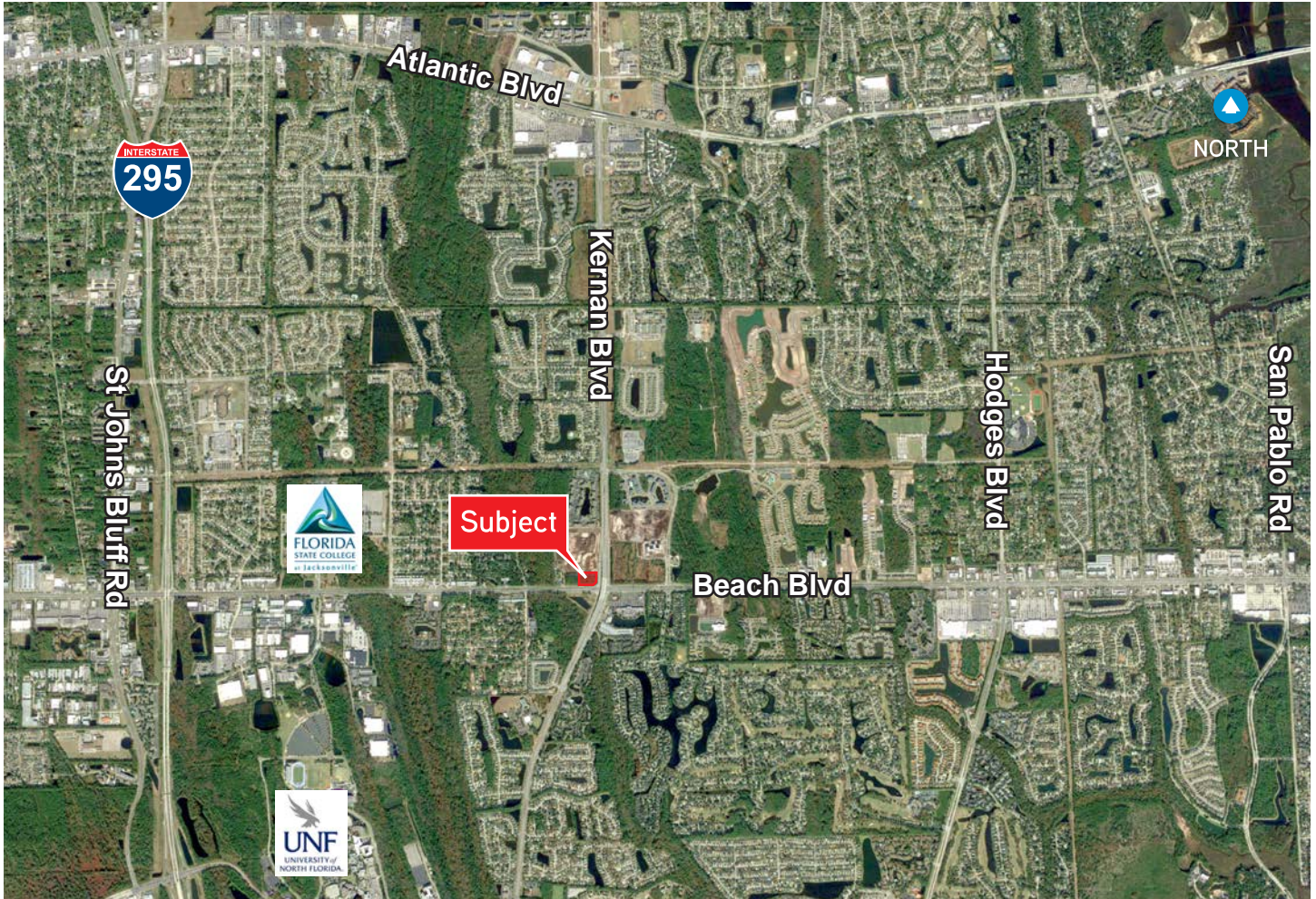
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Aerial

NW QUADRANT OF BEACH BLVD. AND KERNAN BLVD.



Demographics	1 Mile	3 Mile	5 Mile
Population 2018	8,820	84,544	171,697
2018 Households	3,522	31,630	66,851
2018 Avg. Household Income	\$101,300	\$84,972	\$84,818

Source: Esri Business Analyst Online

Traffic Count	Daily	Trucks
Beach Boulevard	50,500	808
Kernan Boulevard	16,000	208

Source: Florida Department of Transportation (FDOT)

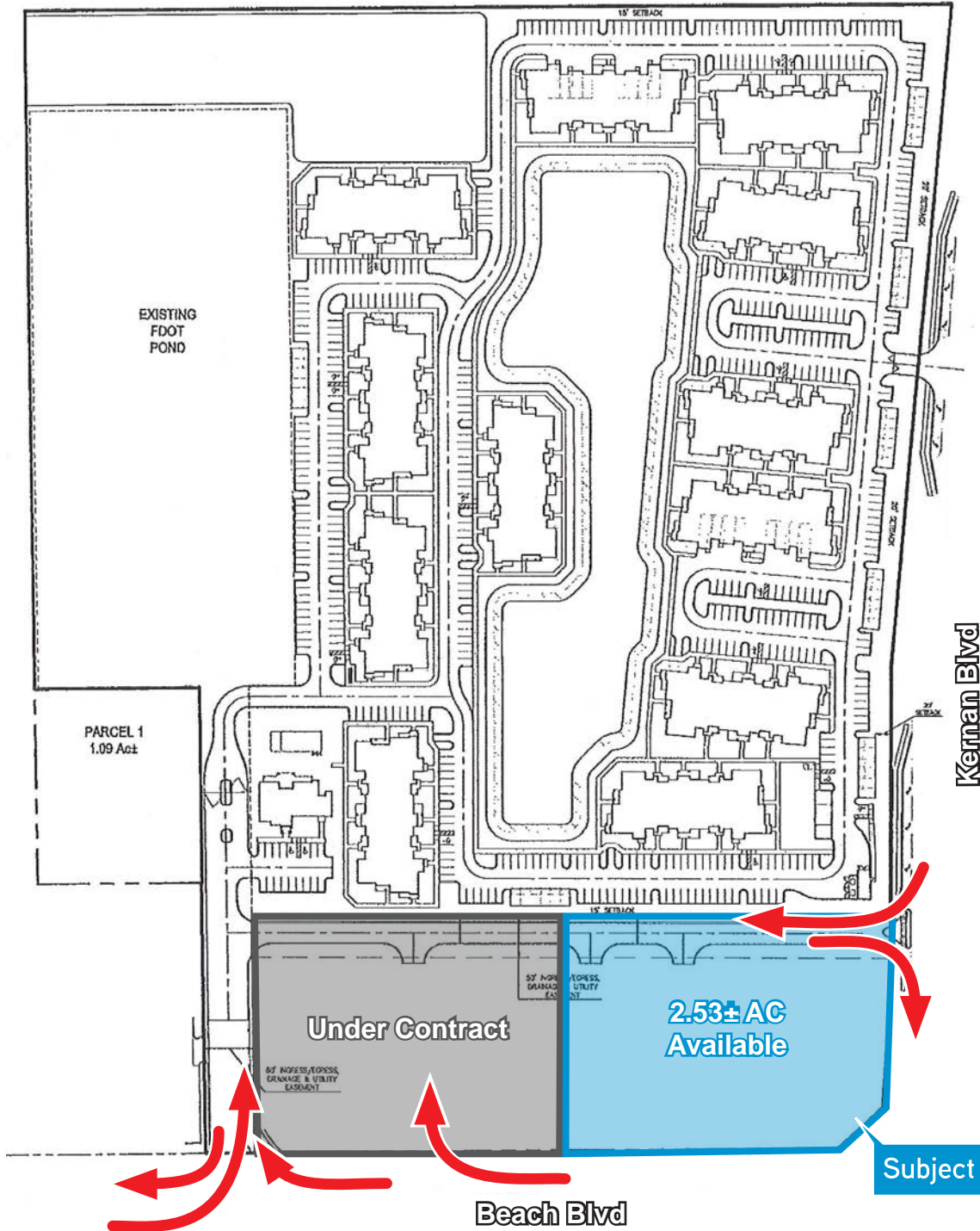
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Conceptual Site Plan from PUD

NW QUADRANT OF BEACH BLVD. AND KERNAN BLVD.

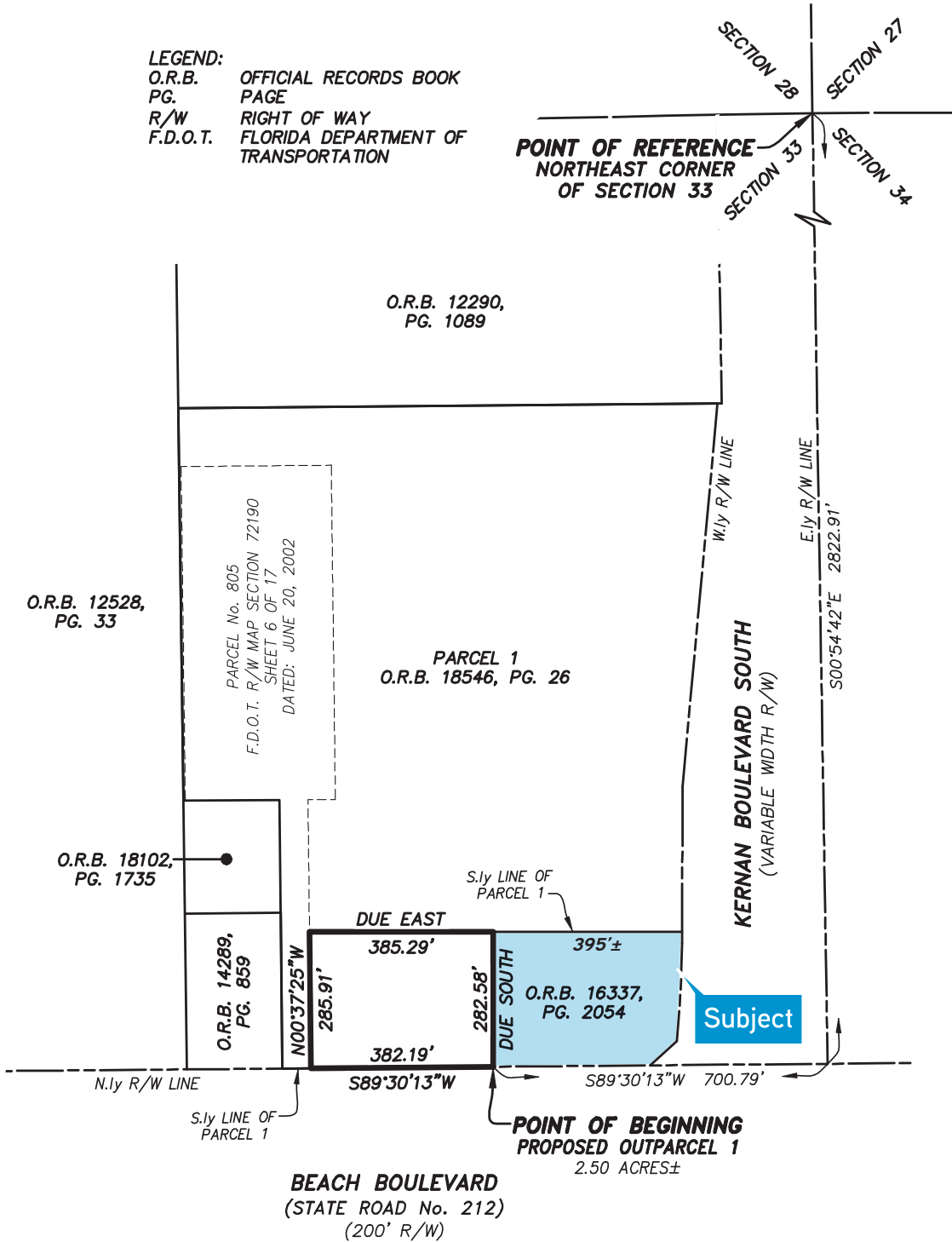


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Survey

NW QUADRANT OF BEACH BLVD. AND KERNAN BLVD.

LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 R/W RIGHT OF WAY
 F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION



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FOR SALE > LAND

Approved Beach Blvd. Median Cut/Turn Lane

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