

FOR LEASE > RETAIL SPACE



Northeast Florida

Northside Strip Center

8209 W. BEAVER ST., JACKSONVILLE, FL 32220

1,085± SF AVAILABLE



Subject

SUBWAY

BEAVER ST W

AutoZone

FAMILY DOLLAR

IGA

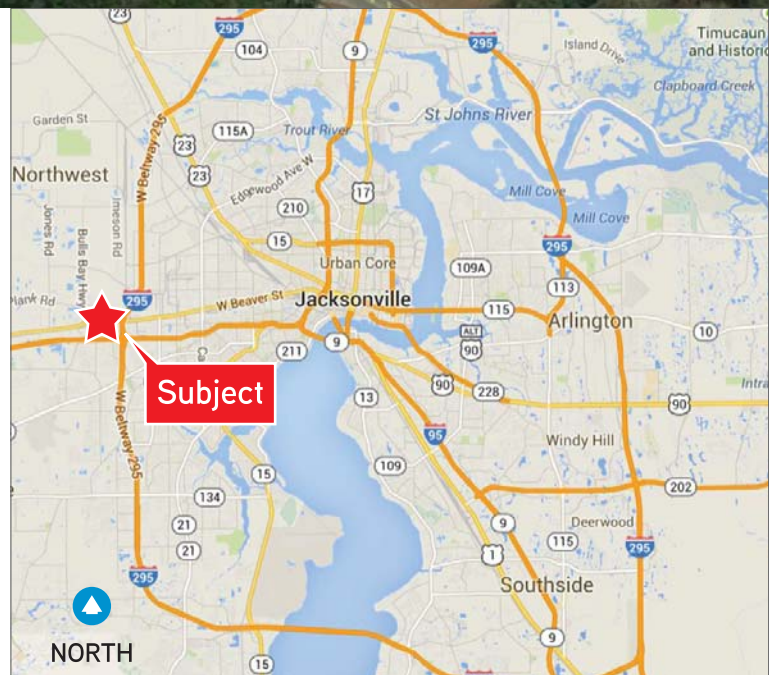
BULLS BAY HWY



NORTH

Building Features

- > 1,085± SF of retail/office space available
- > 3,987± SF Retail Plaza
- > Recently renovated
- > Zoned PUD
- > Located in front of the Rowe's IGA Supermarket
- > Northwest corner of West Beaver Street and Bulls Bay Highway
- > Excellent visibility
- > Surrounding retail users include Family Dollar, AutoZone, Subway, etc.
- > Quick access to Interstates (I-10 and I-295)
- > Property under new ownership
- > Operating Expenses/NNN: \$3.25 per SF
- > Lease Rate: \$12.00 per SF (NNN)



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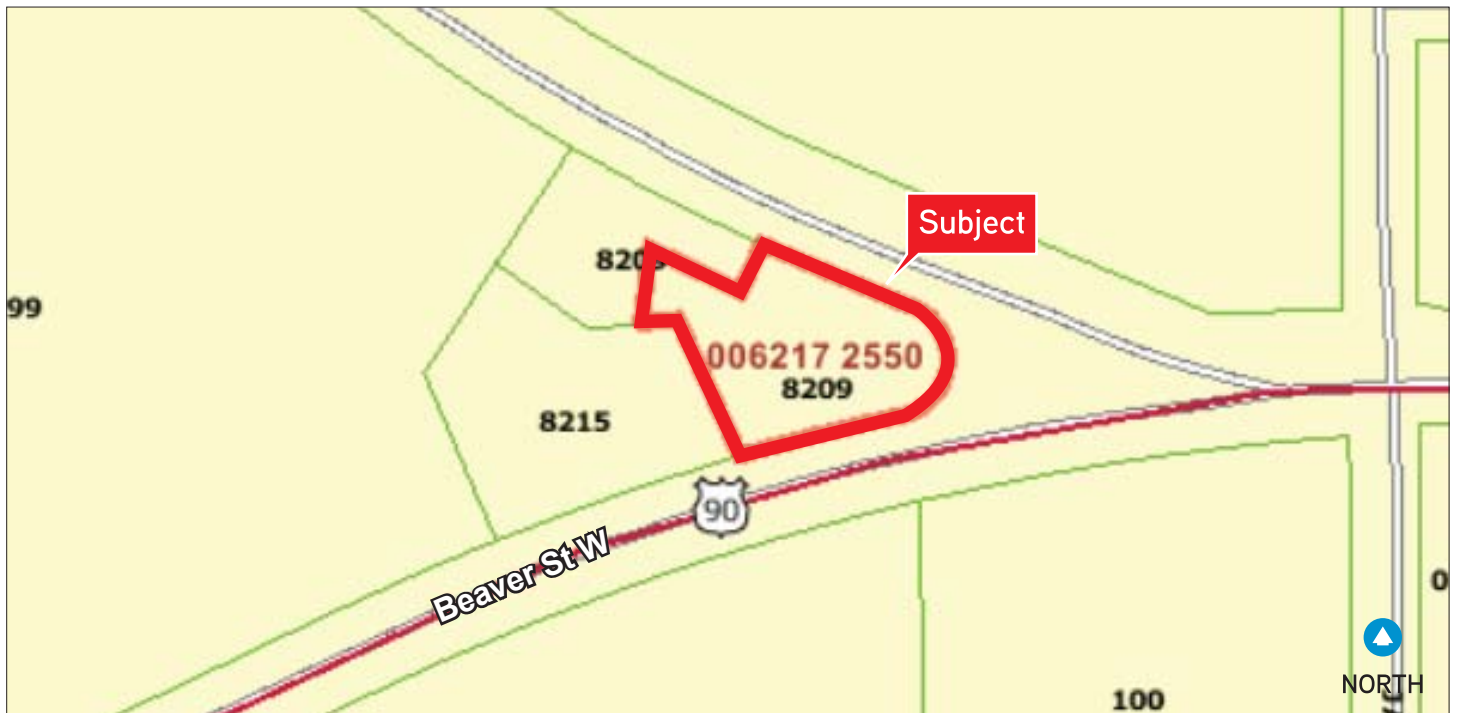
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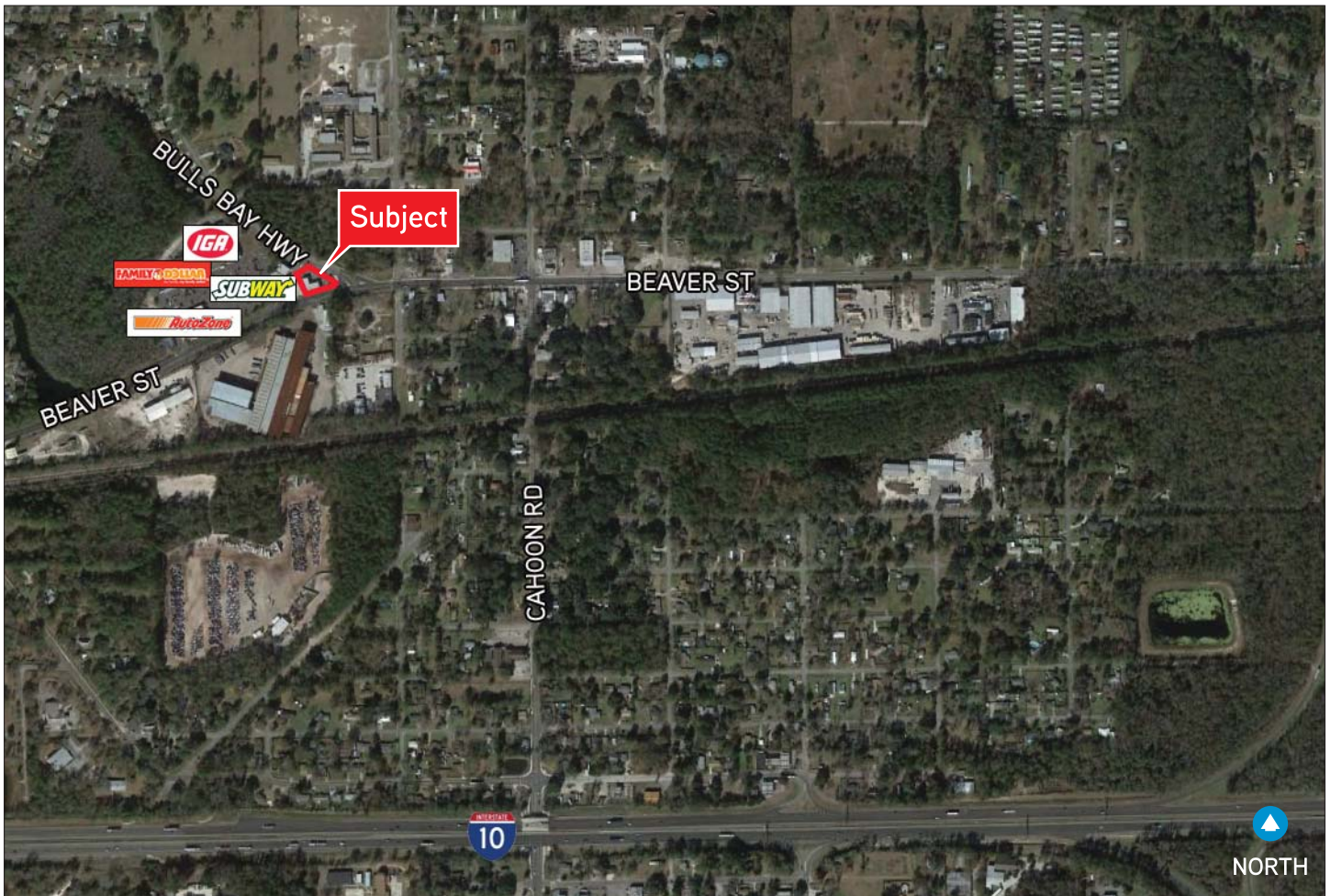
Street & Plat Map

8209 W. BEAVER ST., JACKSONVILLE, FL 32220



Aerial

8209 W. BEAVER ST., JACKSONVILLE, FL 32220



Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2015	4,059	34,859	108,736
2015 Est. Households	1,562	12,848	41,704
2015 Est. Avg. HH Income	\$59,668	\$56,029	\$50,889

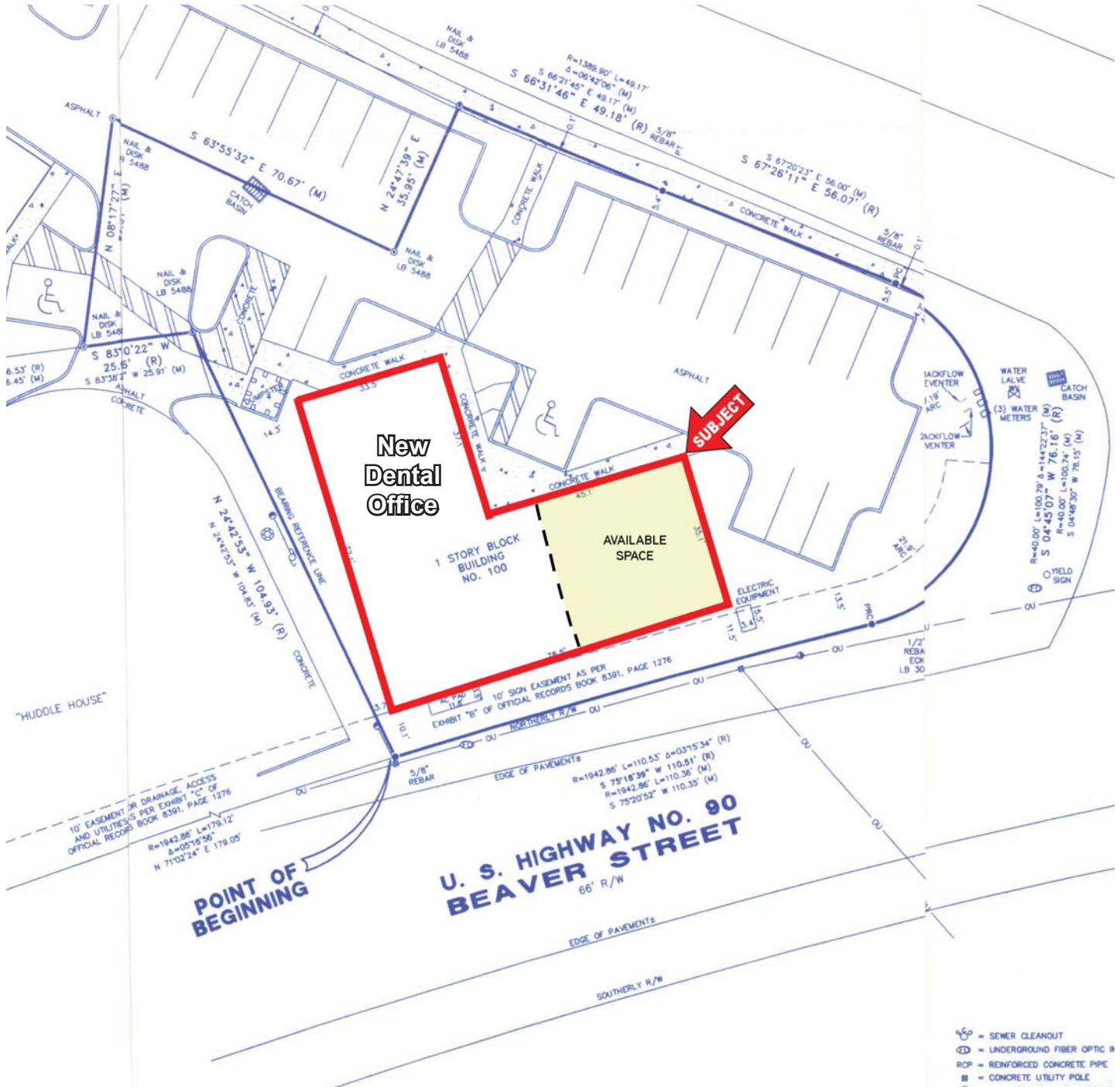
Source: Nielsen

Traffic Count	Daily	Trucks
Beaver St	8,400	1,159
Bull Bay Hwy	4,900	49

Source: Florida Department of Transportation (FDOT)

Survey

8209 W. BEAVER ST., JACKSONVILLE, FL 32220



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1,085± SF Available

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Contact Us

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Please contact us to see this property

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7/30/2015

Profile 1 of 1

Summary (5707)



Northside Strip Center 8209 W. Beaver St Jacksonville, FL 32220

County:	Duval
Market:	Jacksonville
Sub Market:	Westside
Property Near:	Rowe's IGA Supermarket, Bulls Bay Hwy
Land Size (Acres)	0.43 Acres
Available SF:	1,085 SF
Building SF:	3,987 SF
Retail SF:	1,085 SF

Contact:

Jason Hinson / Bart Hinson

904 358 1206



Building/Space

Construction Status:	Existing
Center Type:	Strip Center
Primary Use:	Retail
Secondary Use:	Office
Year Built:	2009
Year Refurbished:	2014
# Buildings:	1
Multi-Tenant:	Multi-Tenant
Construction Type:	Block
Exterior Type:	Stucco
Roof Type:	Built-up
Sprinkler:	No

Utilities

Water:	City Water
Sewer:	City Sewer

General Listing/Transaction Information1

Asking Rate:	\$12.00 PSF (NNN) Per Year
Min Avail SF:	1,085 SF
Max Contig SF:	1,085 SF
Transaction Type:	Lease

Parking

Parking Ratio:	4:100
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Site

Land SF:	18,731 SF
Parcel Number:	006217-2550
Zoning:	PUD
Visibility:	From Beaver Street and Bulls Bay Hwy

Contacts

Listing Broker(s)	Bart Hinson Colliers International Northeast Florida 904.861.1113 bart.hinson@colliers.com Jason Hinson Colliers International Northeast Florida 904.861.1106 jason.hinson@colliers.com
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Comments

- Listing Comments:** - 1,085+/- SF of retail/office space for lease
 - 3,987+/- SF Retail Plaza
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