



# Virginia College

## Career Center



For Sale/Lease >

## Former Virginia College

5940 Beach Blvd., Jacksonville, FL 32207

**GARY MONTOUR, Ed.D.**  
Senior Director  
+1 904 861 1116  
[gary.montour@colliers.com](mailto:gary.montour@colliers.com)

**JONAH PUTTBACH**  
Client Service Specialist  
+1 904 861 1108  
[jonah.puttbach@colliers.com](mailto:jonah.puttbach@colliers.com)

**RYAN MONTOUR**  
Client Service Specialist  
+1 904 861 1129  
[ryan.montour@colliers.com](mailto:ryan.montour@colliers.com)

**COLLIERS INTERNATIONAL**  
76 S. Laura Street | Suite 1500  
Jacksonville, FL 32202  
[www.colliers.com/jacksonville](http://www.colliers.com/jacksonville)

# EXECUTIVE OVERVIEW

Property Summary  
Property Highlights  
Property Strengths

## Property Summary

5940 Beach Boulevard is a unique facility that consists of a 54,297± SF building on 5.81 acres and approximately 297 parking spaces. The property is located at one of Jacksonville's busier intersections with over 60,000 cars per day. Beach Boulevard is also a major thoroughfare from downtown to the beaches.

The subject property was originally built in 1979 for Albertsons grocery store. It was run as Rowe's Food Store (a local grocer) from 2001 - 2011. In 2011, Virginia College invested millions of dollars to convert the building into a first-class higher education facility. The property lends itself to easily be converted into another private for-profit university, charter schools, or private school. It can also be converted back to a grocery store, or other facilities, such as medical, mini warehouse, office call center, and/or other retail redevelopment opportunities in this trade area.

## Property Strengths

Subject property is a single story, 54,297± square foot freestanding former for-profit facility with millions of dollars of school-oriented improvements. This facility can be converted into a grocery store, other retail re-development opportunities, mini warehouse, medical, office call center and many other uses.

- › Strategically located at the intersection of Beach Boulevard (27,000 car per day, FDOT 2018) and University Boulevard (33,000 cars per day, FDOT 2018)
- › Millions of dollars of school-oriented improvements (classrooms, data processing, bathrooms, etc.)
- › At Bus service lines for easy student access
- › Strong demographics and income profile within a 1,3, and 5-mile radius for excellent student base
- › Beach Boulevard and University Boulevard is a central artery for all of South Jacksonville.

## Property Highlights

- › 5.81 acres (253,171 SF)
- › 297 parking spaces
- › Pre-cast panel
- › Built in 1979
- › Dock loading doors
- › Currently built out as turn-key educational college
- › Divisible for multiple tenants
- › Central Jacksonville location at Beach and University Boulevard
- › Zoned CCG-1
- › Close proximity to retail and amenities
- › Easy access to freeways, I-95, Hart Expressway and I-295

**Lease Rate:** Call for Pricing

**Sale Price:** Call for Pricing



Former Virginia College | 2  
7458

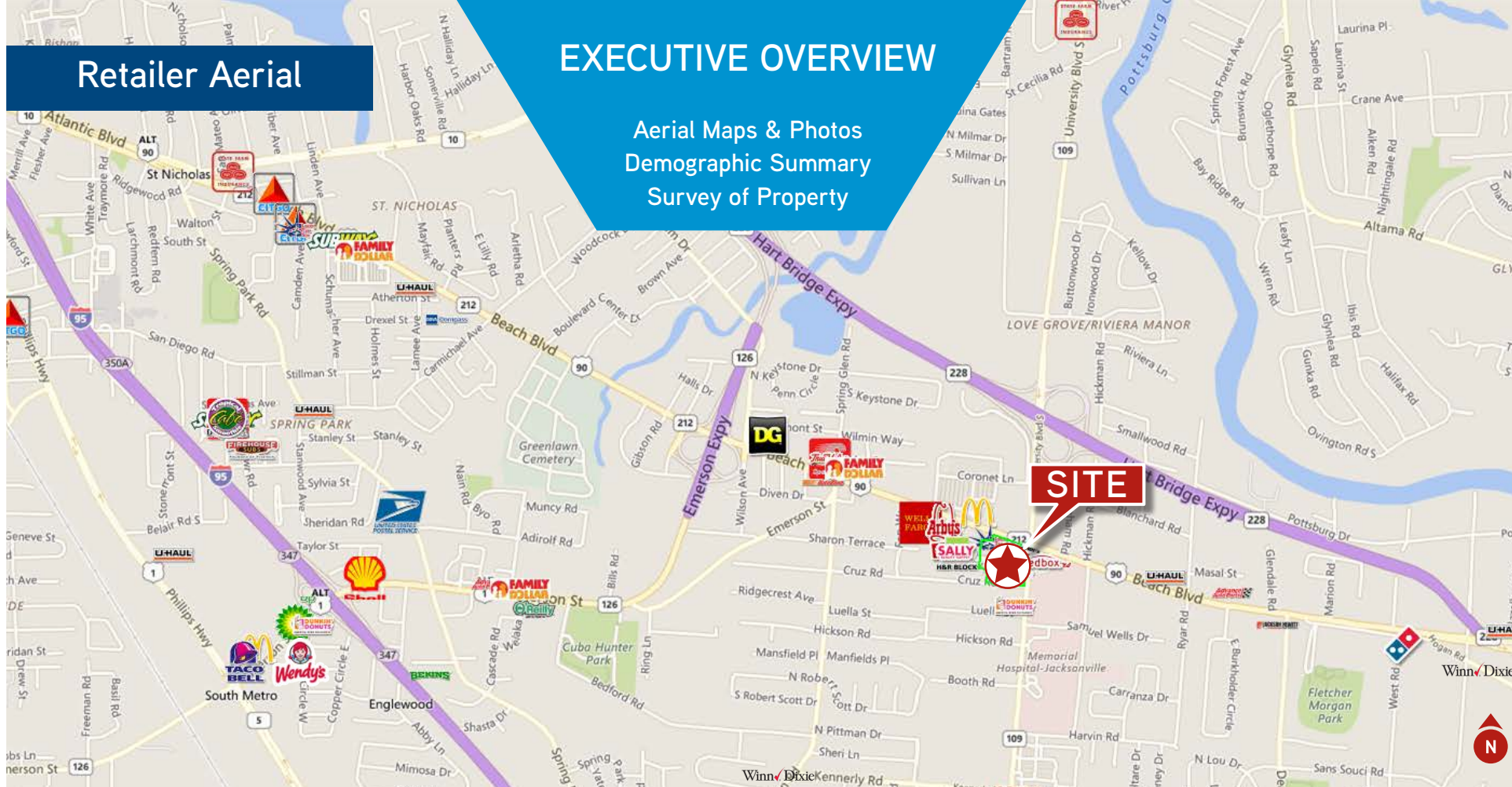


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# Retail Aerial

# EXECUTIVE OVERVIEW

Aerial Maps & Photos  
Demographic Summary  
Survey of Property



# Photos

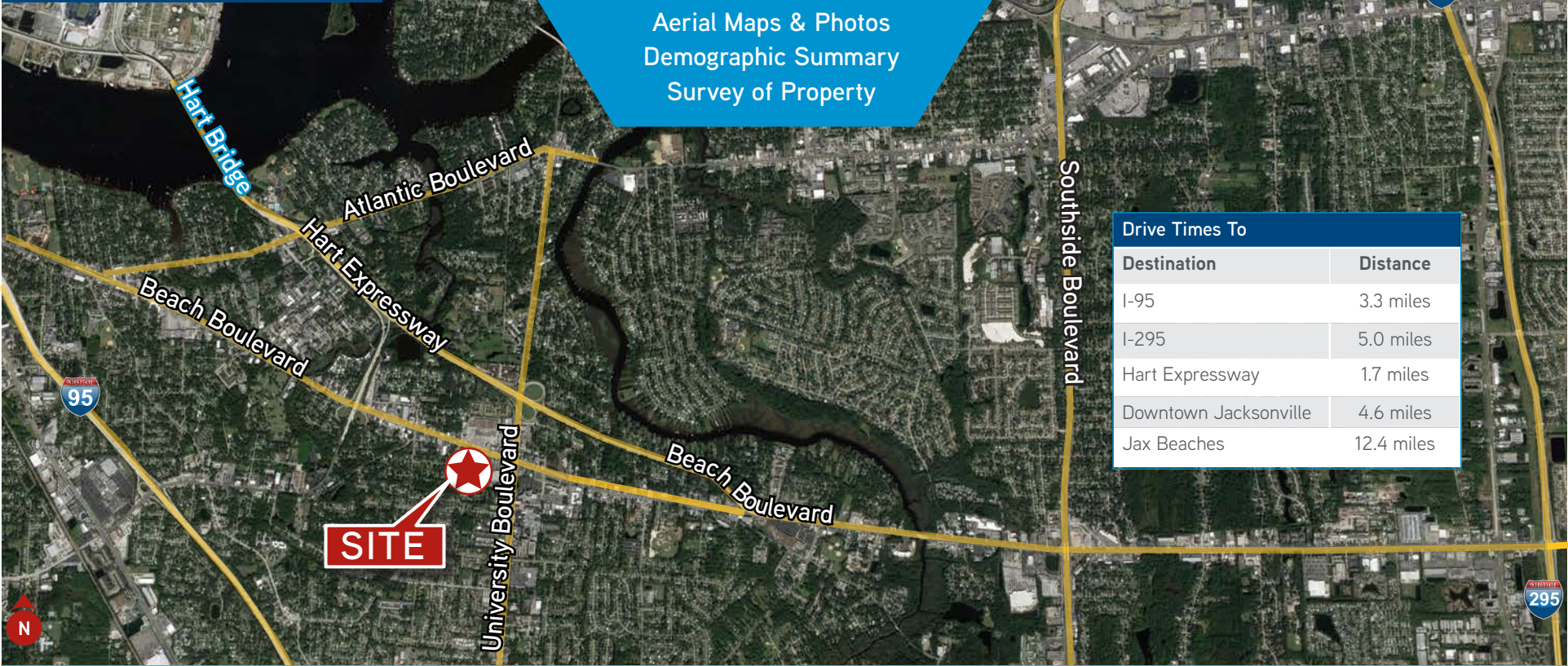
[Click here to view interior photos](#)



# Aerial

# EXECUTIVE OVERVIEW

Aerial Maps & Photos  
Demographic Summary  
Survey of Property



Drive Times To	
Destination	Distance
I-95	3.3 miles
I-295	5.0 miles
Hart Expressway	1.7 miles
Downtown Jacksonville	4.6 miles
Jax Beaches	12.4 miles

## Demographic Summary

Source: Esri



Estimated Population 2020

1 Mile: 9,110  
3 Mile: 78,737  
5 Mile: 200,025



Avg. Household Income 2020

1 Mile: \$59,388  
3 Mile: \$63,248  
5 Mile: \$67,548



Estimated Population 2025

1 Mile: 9,391  
3 Mile: 84,283  
5 Mile: 214,705

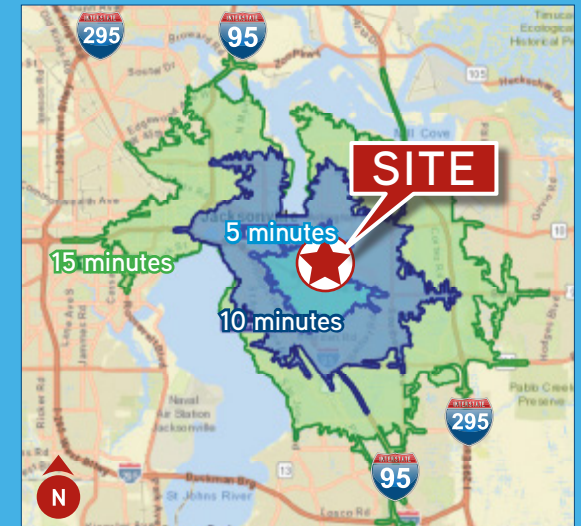


Est. Household Income 2025

1 Mile: \$63,096  
3 Mile: \$68,190  
5 Mile: \$72,849



One bus stop located on the northend of the property (Beach Blvd.) and one bus stop located at the eastern side off University Blvd.



Drive Time Map | Source: Esri

# EXECUTIVE OVERVIEW

Survey of Property



Click to view enlarged survey

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# EXECUTIVE OVERVIEW

Floor plans

[Click to view enlarged plans](#)





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## Contact Us

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