FOR LEASE > RETAIL PROPERTY Retail Space Adjacent to XPress Lube



Northeast Florida

8539 BEACH BOULEVARD, JACKSONVILLE, FL 32216

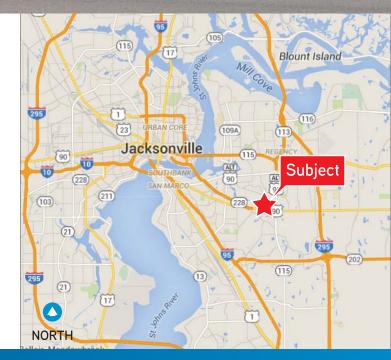
1,736± SF AVAILABLE



Property Features

- > Former Gas Station for lease
- > Far corner at a traffic light on the work bound side of the road
- > 60,000± cars per day on Beach Boulevard
- > Retail space adjacent to XPress Lube
- > Lease Rate: \$2,250 per month

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|----------------------|----------|----------|----------|
| Pop. Est. 2015 | 8,629 | 78,936 | 203,208 |
| 2020 Est. Population | 8,926 | 82,145 | 210,972 |
| 2015 Est. HH Income | \$42,735 | \$43,464 | \$44,627 |

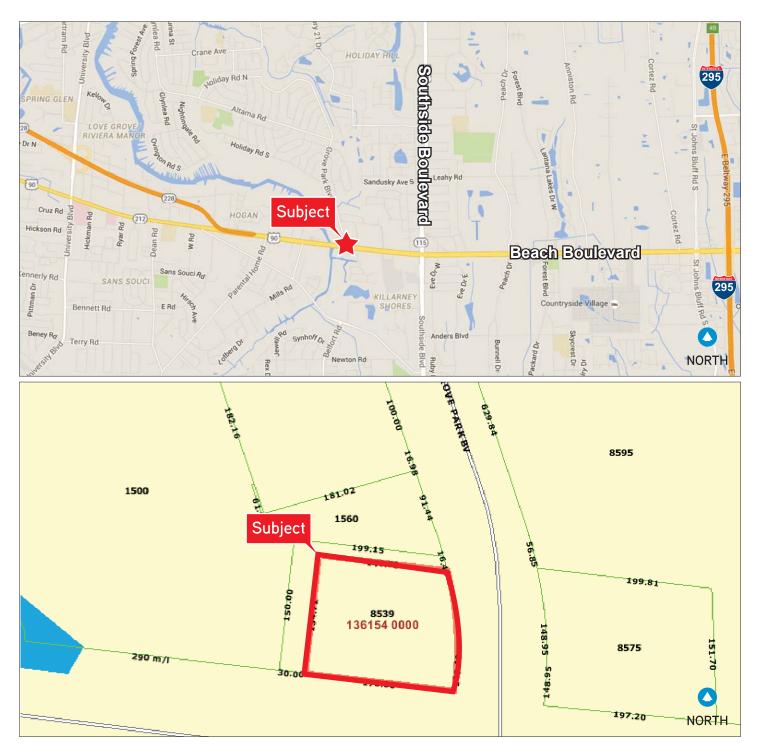


COLLIERS INTERNATIONAL NORTHEAST FLORIDA 50 N. Laura Street, Suite 1725 Jacksonville, FL www.colliers.com/jacksonville

JASON RYALS +1 904 358 1206 | EXT 1136 JACKSONVILLE, FL 6065 jason.ryals@colliers.com

Street & Plat Map

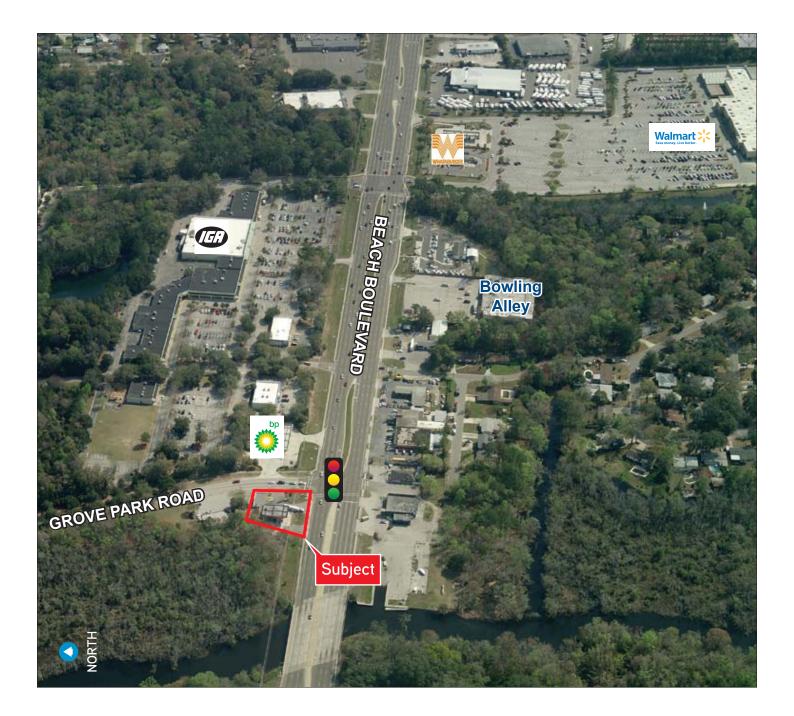
8539 BEACH BOULEVARD, JACKSONVILLE, FL 32216



COLLIERS INTERNATIONAL NORTHEAST FLORIDA 50 N. Laura Street, Suite 1725 Jacksonville, FL www.colliers.com/jacksonville



8539 BEACH BOULEVARD, JACKSONVILLE, FL 32216



COLLIERS INTERNATIONAL NORTHEAST FLORIDA 50 N. Laura Street, Suite 1725 Jacksonville, FL www.colliers.com/jacksonville

Closeup Aerial

8539 BEACH BOULEVARD, JACKSONVILLE, FL 32216



COLLIERS INTERNATIONAL

NORTHEAST FLORIDA 50 N. Laura Street, Suite 1725 Jacksonville, FL www.colliers.com/jacksonville

Property Photos

8539 BEACH BOULEVARD, JACKSONVILLE, FL 32216





COLLIERS INTERNATIONAL NORTHEAST FLORIDA 50 N. Laura Street, Suite 1725 Jacksonville, FL www.colliers.com/jacksonville

1,736± SF Available

8539 BEACH BOULEVARD, JACKSONVILLE, FL 32216



Contact Us

JASON RYALS +1 904 358 1206 | EXT 1136 JACKSONVILLE, FL jason.ryals@colliers.com

Please contact us to see this property

COLLIERS INTERNATIONAL NORTHEAST FLORIDA 50 N. Laura Street, Suite 1725 Jacksonville, FL www.colliers.com/jacksonville

This document has been prepared by COLLIERS INTERNATIONAL | Northeast Florida for advertising and general information only. COLLIERS INTERNATIONAL makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. COLLIERS INTERNATIONAL excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. COLLIERS INTERNATIONAL is a worldwide affiliation of independently owned and operated companies. This publication is 60065 the copyrighted property of COLLIERS INTERNATIONAL and /or its licensr(s). © 2013. All rights reserved.



Available Retail Space



Summary (6065)

1/7/2016

Profile 1 of 1



Contact:

Jason Ryals

904 358 1206 Colliers

| Building/Space | | |
|----------------------|--------------------|--|
| Construction Status: | Existing | |
| Primary Use: | Retail | |
| Secondary Use: | Automotive | |
| Year Built: | 1965 | |
| Year Refurbished: | 1995 | |
| # Buildings: | 1 | |
| # Units: | 1 | |
| Construction Type: | Concrete Block | |
| Frontage (feet): | 170' on Beach Blvd | |
| Utilities | | |
| Water: | City Water | |
| Sewer: | City Sewer | |
| | | |
| | | |

8539 Beach Blvd Jacksonville, FL 32216

| County: | Duval | |
|-----------------------------|--|--|
| Market: | Jacksonville | |
| Sub Market: | Southside | |
| Property Near: | Grove Park Blvd | |
| Land Size (Acres) | 0.5 Acres | |
| Lot Dimensions (LxW): | Irregular | |
| Available SF: | 1,736 SF | |
| Building SF: | 1,736 SF | |
| Retail SF: | 1,736 SF | |
| General Listing/Transaction | Information1 | |
| Asking Rate: | \$2,250.00 Monthly | |
| Transaction Type: | Lease | |
| Parking | | |
| # Spaces: | 7 | |
| Parking Ratio: | 2/1000 | |
| Site | | |
| Land SF: | 21,780 SF | |
| Parcel Number: | 136154-0000 | |
| Zoning: | CCG-1 | |
| Access: | From Beach Blvd and Grove Park Blvd | |
| Visibility: | Very Good | |
| Frontage: | 170' on Beach Blvd | |
| | | |
| Contacts | | |

Comments

Listing Comments:

- Former Gas Station for lease
- Far corner at a traffic light on the work bound side of the road
- 60,000± cars per day on Beach Boulevard
- Retail space adjacent to XPress Lube
 Lease Rate: \$2,250 per month