FOR LEASE > RETAIL PROPERTY Retail Space Adjacent to XPress Lube



Northeast Florida

8539 BEACH BOULEVARD, JACKSONVILLE, FL 32216

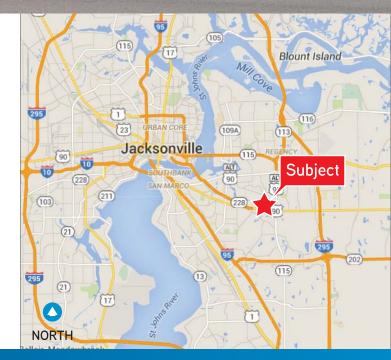
1,736± SF AVAILABLE



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

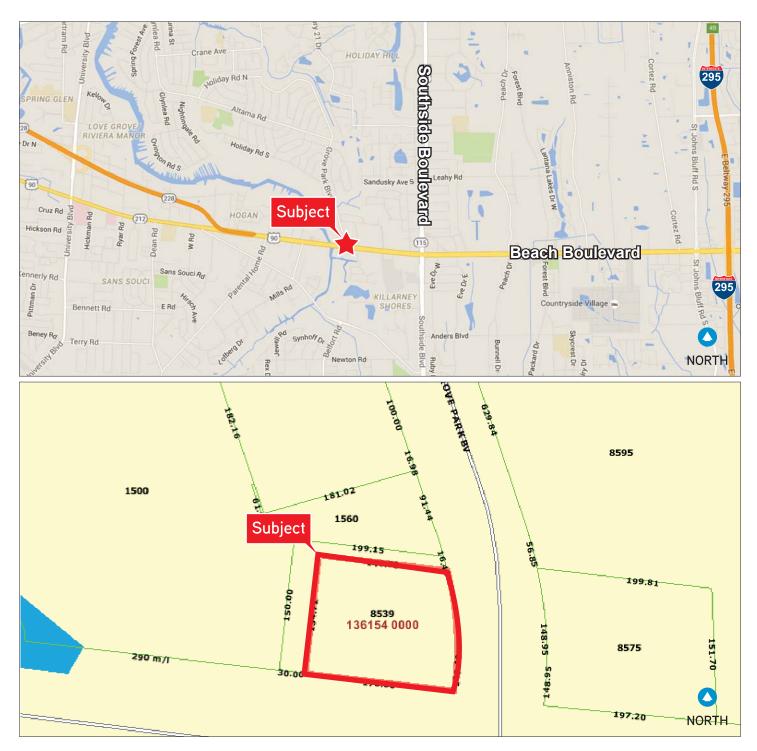


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JASON RYALS +1 904 358 1206 | EXT 1136 JACKSONVILLE, FL 6065 jason.ryals@colliers.com

Street & Plat Map

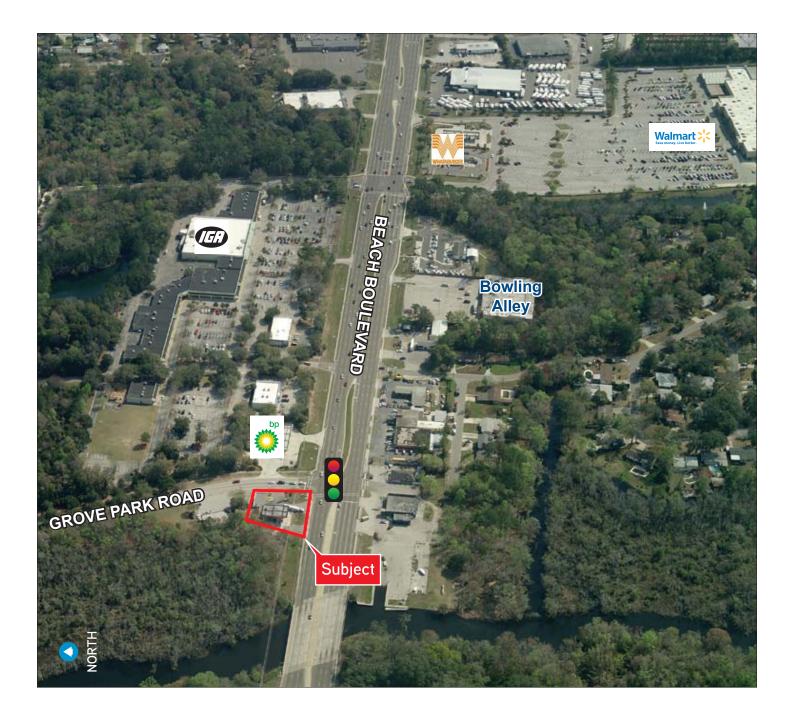
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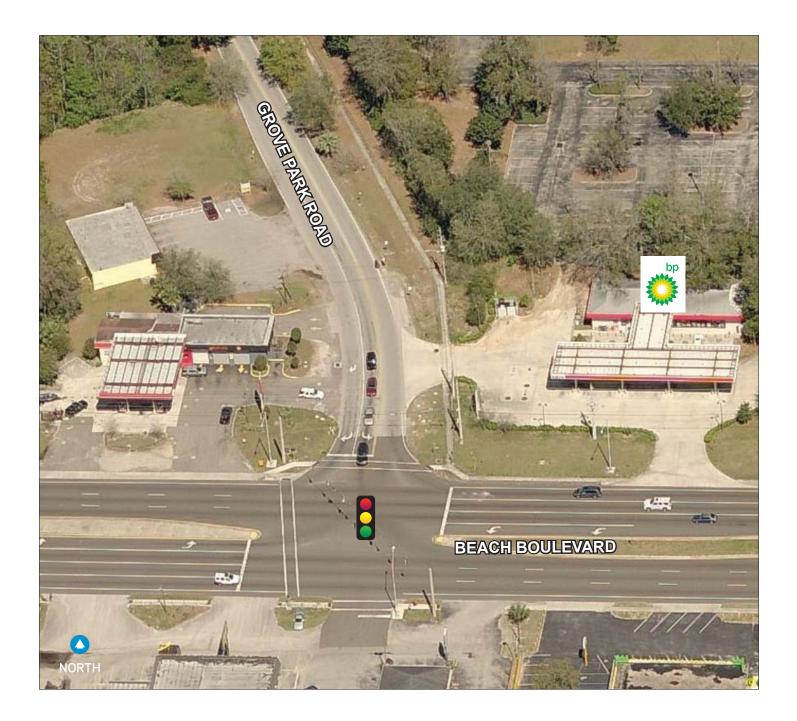
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Closeup Aerial

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Property Photos

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1,736± SF Available

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Contact Us

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Please contact us to see this property

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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:

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