

FOR LEASE > RETAIL PROPERTY

# Retail Space Adjacent to XPress Lube

8539 BEACH BOULEVARD, JACKSONVILLE, FL 32216

1,736± SF AVAILABLE



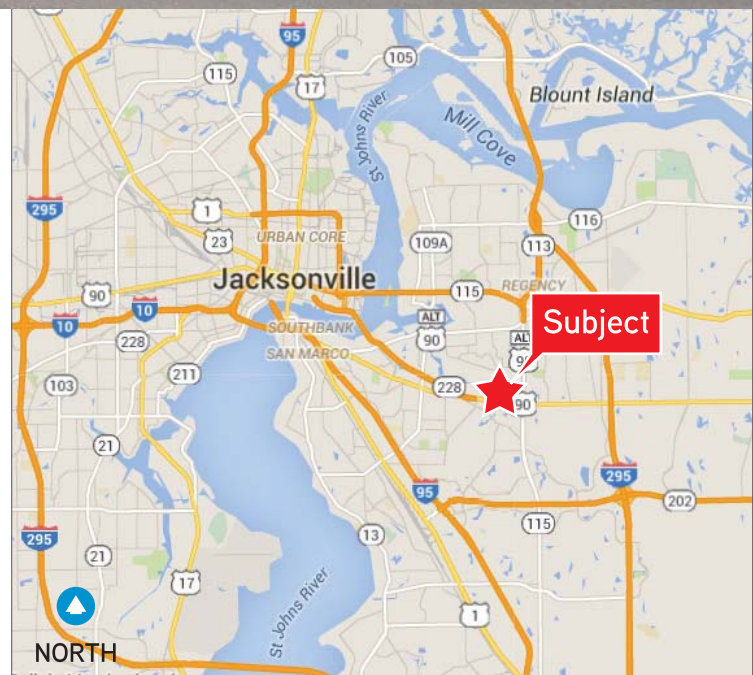
Northeast Florida



## 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

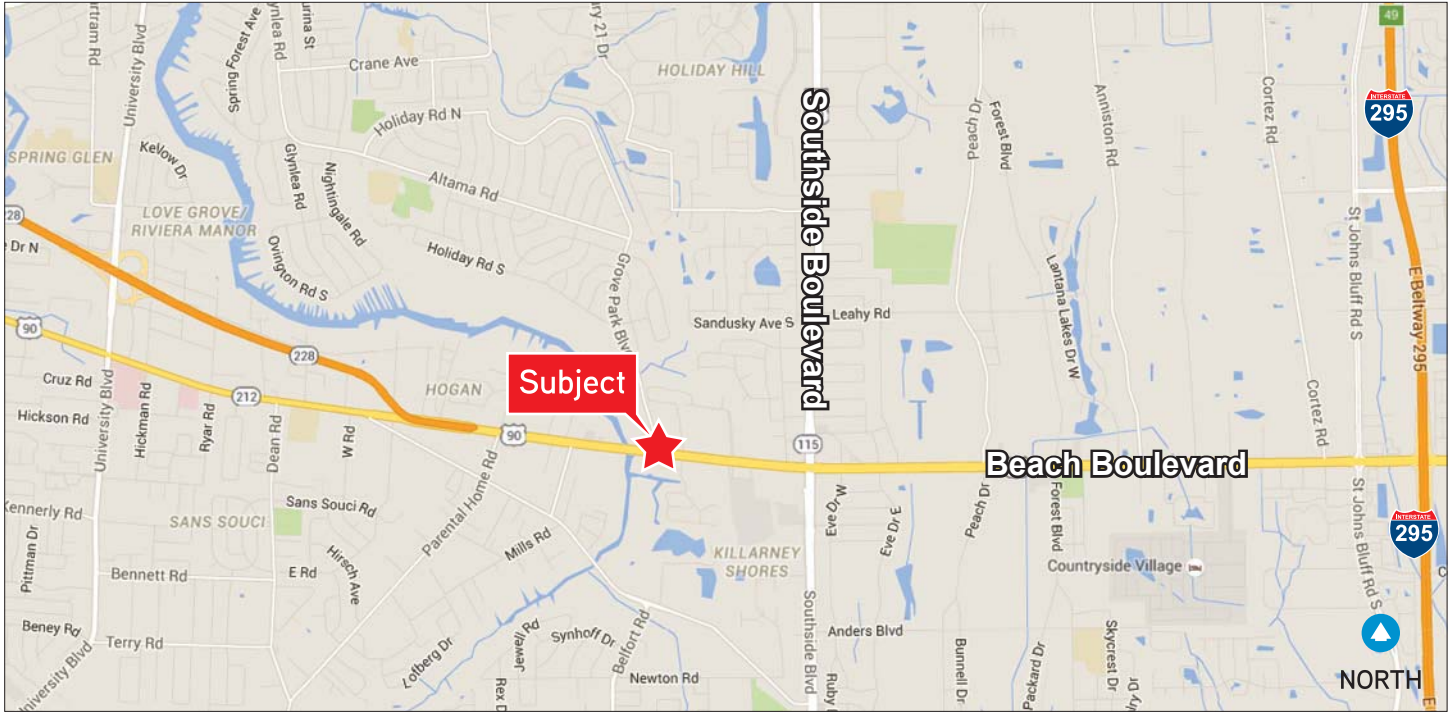


JASON RYALS  
+1 904 358 1206 | EXT 1136  
JACKSONVILLE, FL  
6065 jason.ryals@colliers.com

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

# Street & Plat Map

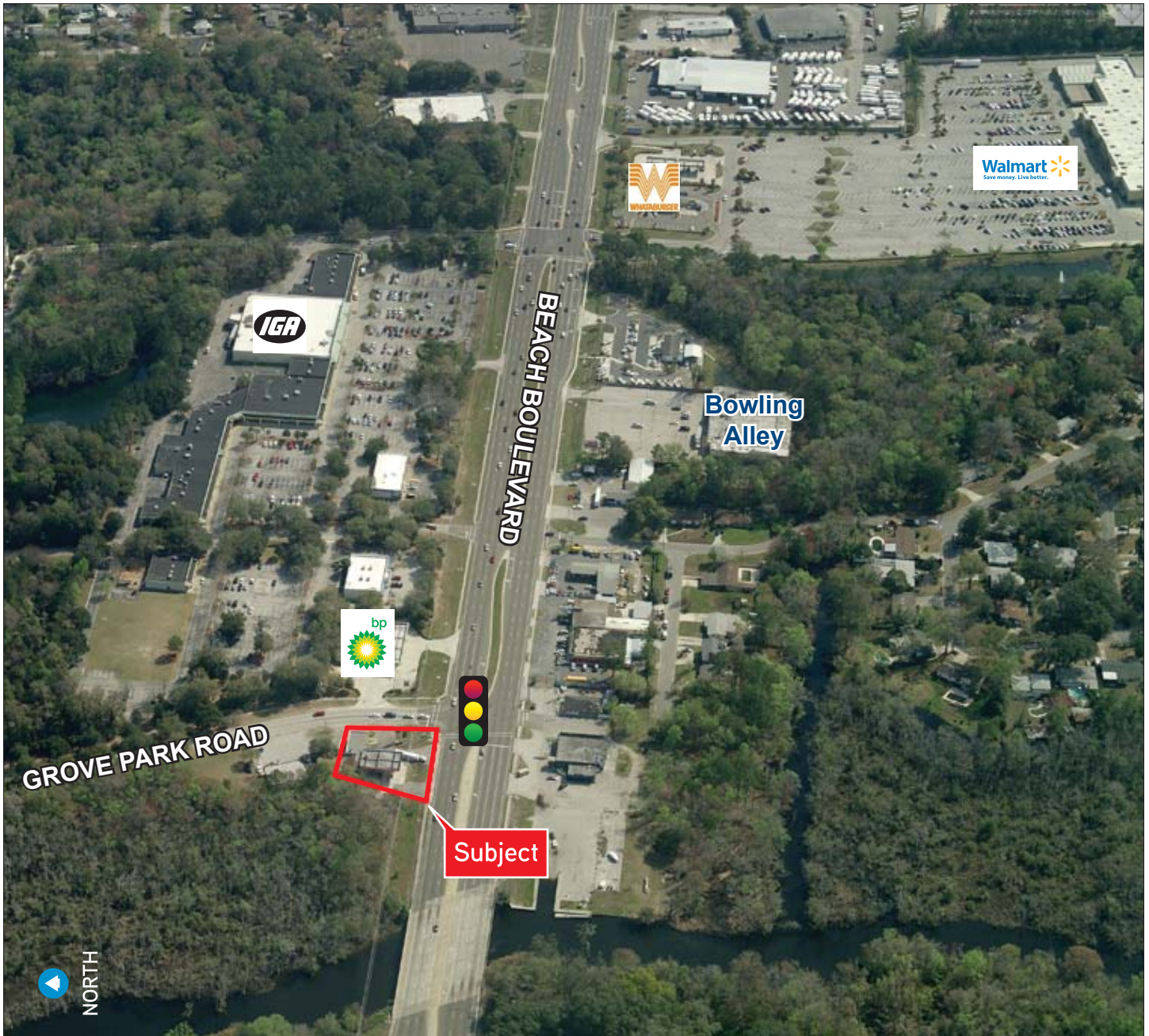
8539 BEACH BOULEVARD, JACKSONVILLE, FL 32216



FOR LEASE > RETAIL PROPERTY

# Aerial

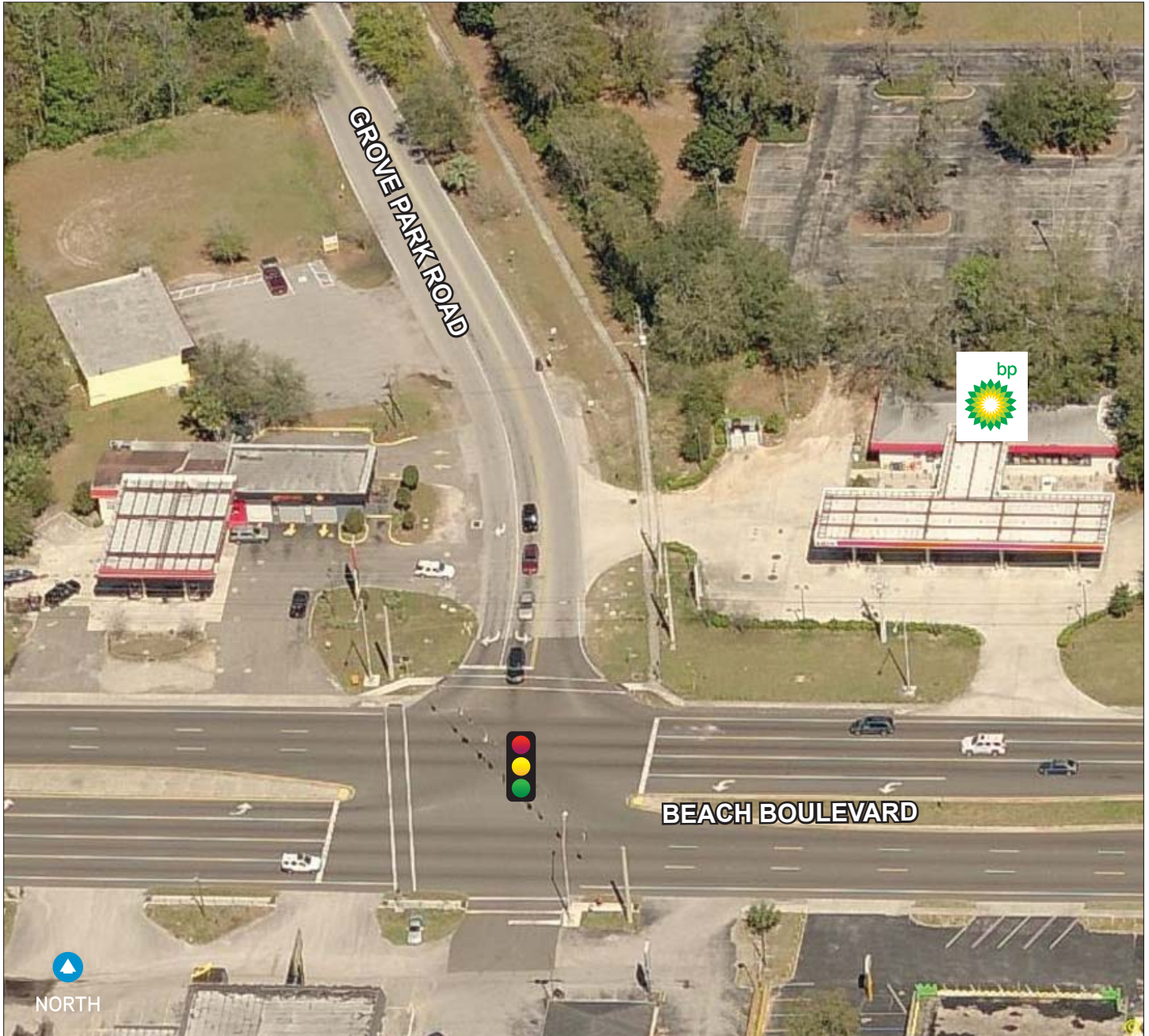
8539 BEACH BOULEVARD, JACKSONVILLE, FL 32216



FOR LEASE > RETAIL PROPERTY

# Closeup Aerial

8539 BEACH BOULEVARD, JACKSONVILLE, FL 32216



FOR LEASE > RETAIL PROPERTY

# Property Photos

8539 BEACH BOULEVARD, JACKSONVILLE, FL 32216



FOR LEASE > RETAIL PROPERTY

# 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](mailto: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](http://www.colliers.com/jacksonville)



1/7/2016

Profile 1 of 1

## Summary (6065)



### Contact:

Jason Ryals

904 358 1206



## 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

### 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

### 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