

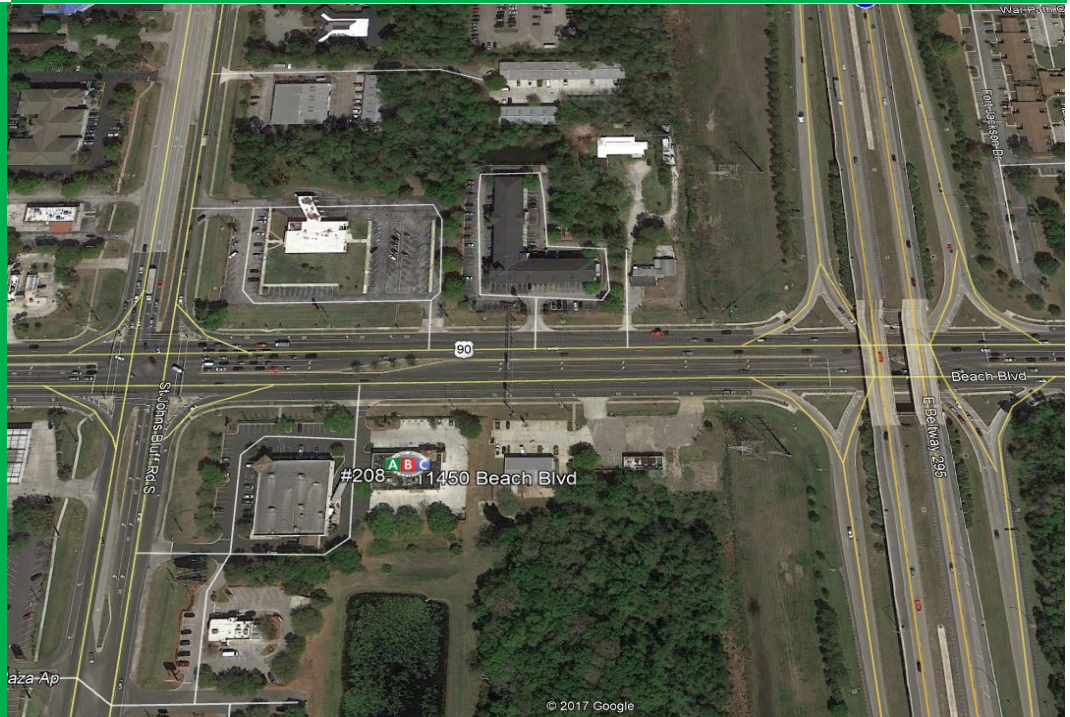


FOR LEASE

Duval County - 11450 Beach Blvd, Jacksonville, FL 32246

PROJECT INFORMATION

- Asking \$20PSF (\$14 PSF + \$6 CAM)
- 1.33 AC +/-
- 7,260 SQ. FT. +/- Available
- Intersection of Beach Blvd. and St. Johns Bluff Rd.
- 58,500 ADT on Beach Blvd. and 26,000 ADT on St. Johns Bluff Rd.



DEMOGRAPHICS

- Population
 - 1 mile - 7,672
 - 3 mile - 68,309
 - 5 mile - 200,680
- Avg. HH Income
 - 1 mile - \$53,069
 - 3 mile - \$71,164
 - 5 mile - \$71,761

FOR MORE INFORMATION

Chris Quarles
 407.858.1019
 CQ@abcfws.com

ABC Fine Wine and Spirits
 8989 S. Orange Ave.
 Orlando, FL 32824
 P:407.851.0000
 P:407.857.0469
 www.abcfws.com

