

Beach Plaza City Center

1200-1368 Beach Blvd. Jacksonville Beach, FL 32250

Property Features

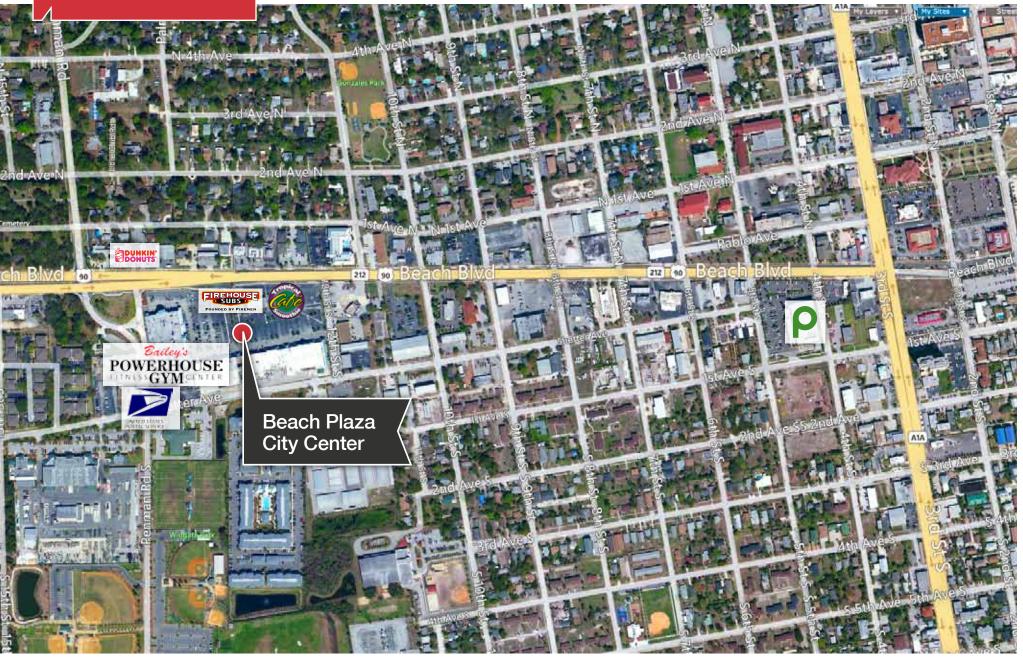
- Sits at the intersection of two major arteries, Beach Blvd. and Penman Rd.
- Extensive frontage on Beach Blvd. (30,000 ADT)
- Ample parking spaces
- Adjacent to Jacksonville Beach Golf Course, city ball parks, police department and city offices
- Home to the Jacksonville Beach U.S. Post Office, Bailey's Gym, Mattress One, Firehouse Subs, Dollar Tree Stores Inc. and Tropical Smoothie Cafe
- Major hub of shopping/dining for Jacksonville Beach
- Strong population and household growth



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. 6675 Corporate Center Parkway, Suite 100 Jacksonville FL 32216 tel 904 363 9002 • fax 904 363 0098

www.naihallmarkpartners.com

Beach Plaza City Center Aerial Overview





Beach Plaza City Center Site Plan

Tenant Roster

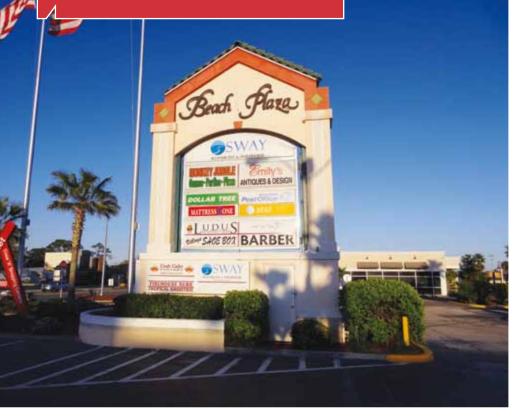
	SUITE	TENANT	SF
1	1202	Builder's Choice Inc.	3,138
2	1210	Available	10,000
3	1214	Available	14,000
4	1226	Johnson's Entertainment	8,500
5	1238	Available	4,000
6	1242	Paradise Grooming for Men	2,500
7	1244	Shobukan Martial Arts Academy	2,600
8	1246	Amy Nails	1,400
9	1250	Home Video Studio	1,770
10	1254	Weight Watchers	1,600
11	1258	The Salvation Army	1,375
12	1260	Mana Medical Spa	3,000
13	1266	Roma's Italian Restaurant and Pizzeria	4,440
14	1312	Available	2,068
15	1328	Available	6,500
16	1314	Dollar Tree	10,000
17	1318	Available	13,000
18	1320	USPS	5,942
19	1348	USPS	4,000
20	1352	Powerhouse Gym	18,200
21	1360	Powerhouse Gym	3,600
22	1356	Available	2,200
23	1368	Nancy Dance Studio	4,800
24	1358	Florida Flair Gymnastics	5,865
25	1372	Dynamic Energy Health Foods	1,500
26	1376	Mobile Com	1,500
27	1380	Mattress One	3000
28	1384	Ludus Martial Arts LLC	3000



	SUITE	TENANT	SF
29	1388	Bikram Yoga Jacksonville	3000
30	1396	Available	6,000
31	1230	Tropical Smoothie Cafe	1,500
32	1232	Boost Mobile/S&S Wireless	1,000
33	1300	Firehouse Subs	1,500



Beach Plaza City Center Demographic Overview



	1 Mile	3 Mile	5 Mile
Population			
2012 Total Population	9,142	48,153	104,086
Population Growth 2012-2017	4.40%	3.60%	4.00%
Per Capita Income	\$28,546	\$33,775	\$36,290
Average Age	40.10	40.30	39.40
Households			
2012 Total Households	4,290	21,714	44,820
Household Growth 2012-2017	5.40%	4.20%	4.50%
Median Household Income	\$45,555	\$56,883	\$62,472
Avgerage Household Size	2.11	2.21	2.30
Housing			
Median Home Value	\$164,728	\$192,930	\$192,959
Median Year Built	1975	1981	1988

Beach Plaza City Center

1200-1368 Beach Blvd. Jacksonville Beach, FL 32250



For more information:

Daniel Burkhardt

+1 904 363 9002 db@naihallmarkpartners.com

Megan Vershave

+1 904 363 9002 mv@naihallmarkpartners.com

6675 Corporate Center Parkway, Suite 100 Jacksonville FL 32216 tel 904 363 9002 • fax 904 363 0098 www.naihallmarkpartners.com