

3740 BEACH BLVD | OFFICE & RETAIL

3740 BEACH BLVD | JACKSONVILLE, FL 32207



LICENSED REAL ESTATE BROKER | FranklinSt.com

Jake Ammon, CCIM

Director

904.271.4120

Jake.Ammon@FranklinSt.com

Arlette Price

Senior Associate

904.203.4520

Arlette.Price@FranklinSt.com

ABOUT THE PLAZA

Franklin Street is pleased to present 3740 Beach Boulevard, a newly repositioned mixed-use office and retail property located along one of Jacksonville's most active commercial corridors. Under new ownership with planned renovations, the ±50,000 SF asset offers flexible leasing opportunities for both retail and professional office users.

Positioned on high-traffic Beach Boulevard, the property features excellent visibility, prominent signage, ample parking, and large storefront windows. Available retail suites range from 1,500 to 10,000 SF, with office space available from 1,000 to 11,000 RSF. Zoned CCG-2, the site accommodates a wide range of commercial uses.

3740 Beach Boulevard provides an ideal opportunity for tenants seeking strong exposure, accessibility, and flexibility in a central Jacksonville location.

Building Type:	Office & Retail
Retail Building Size:	10,000 SF
Office Building Size:	40,000 RSF
Building Class:	B
Zoning:	CCG-2
Parking:	176 Surface Parking
Beach Blvd Frontage	330 FT
Traffic Count:	17,600 AADT



AVAILABILITY SUMMARY

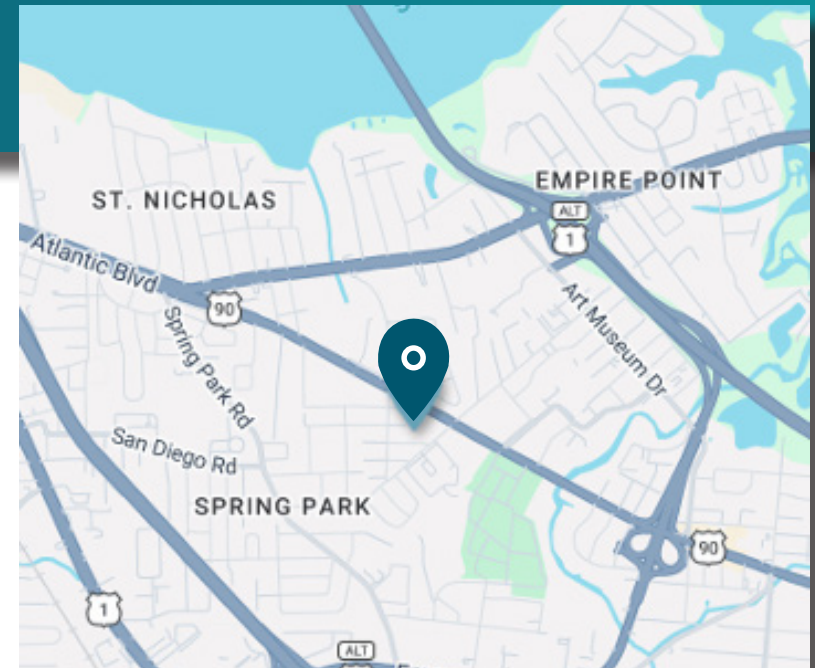


LEASE INFORMATION

Retail Lease Rate - NNN	\$17.00-\$20.00 PSF
Retail Available SF	1,500 - 10,000
Office Lease Rate	\$18.00 PSF Full-Service
Office Available RSF	1,000 - 11,000 RSF
Zoning	CCG-2
Building Size:	50,000 SF

SPACE AVAILABLE

SUITE	SIZE (RSF)	USE
101	4,000	Retail/Office/Drive-Thru
202	8,452	Office
205	2,865	Office
300	3,588	Office
305	3,690	Office
3720 (End Cap)	5,360	Food/Retail/Drive-Thru
3724	1,091	Food/Retail
3730	2,867	Food/Retail



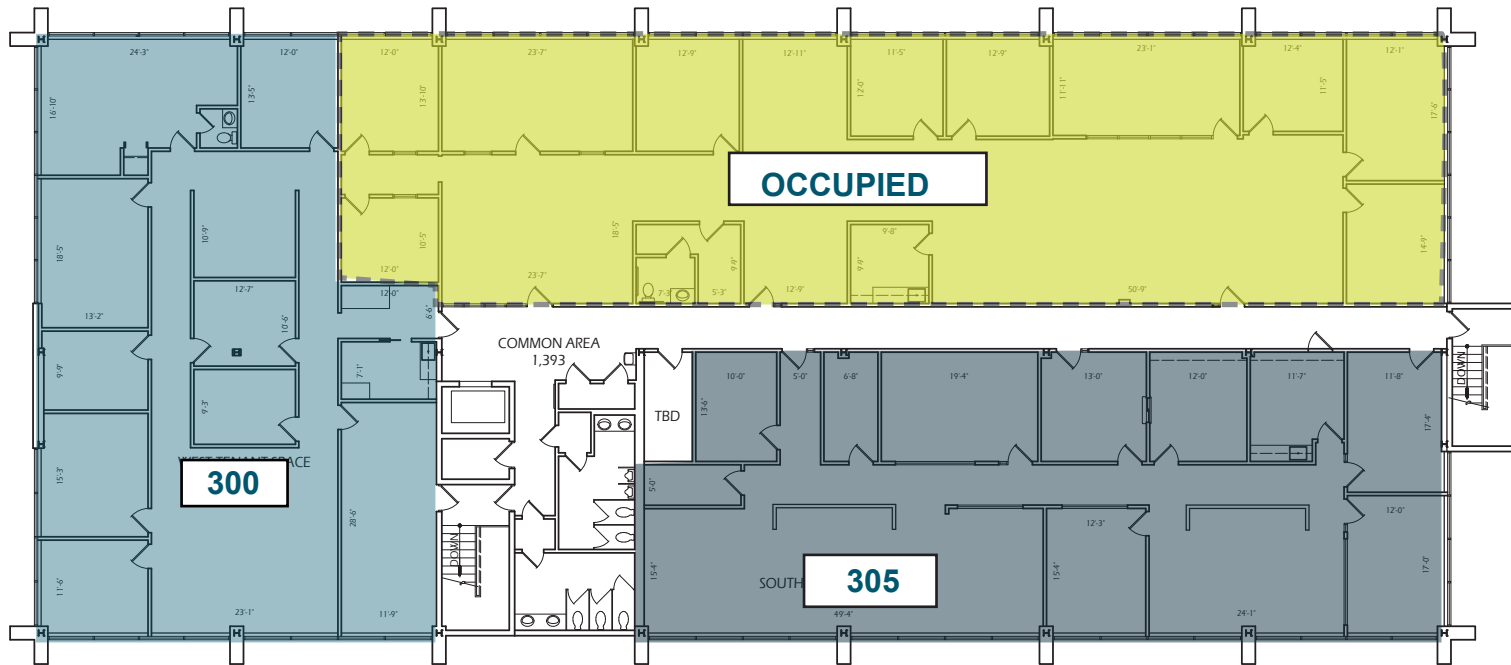
FLOOR PLANS

Office Spaces

3RD FLOOR

Suite 300: 3,588 RSF

Suite 305: 3,690 RSF



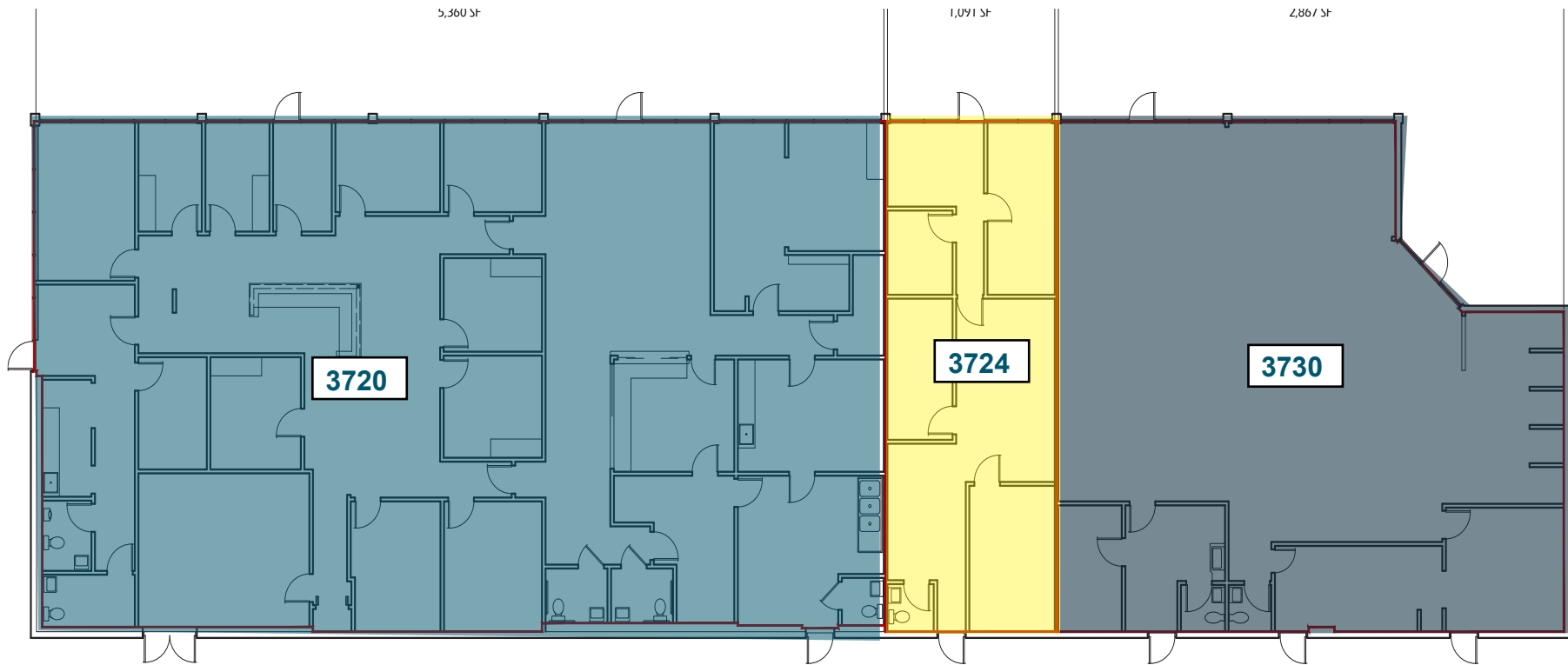
NOTE: DIMENSIONS SHOWN HERE ARE FOR REFERENCE ONLY - CRITICAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD

FLOOR PLANS

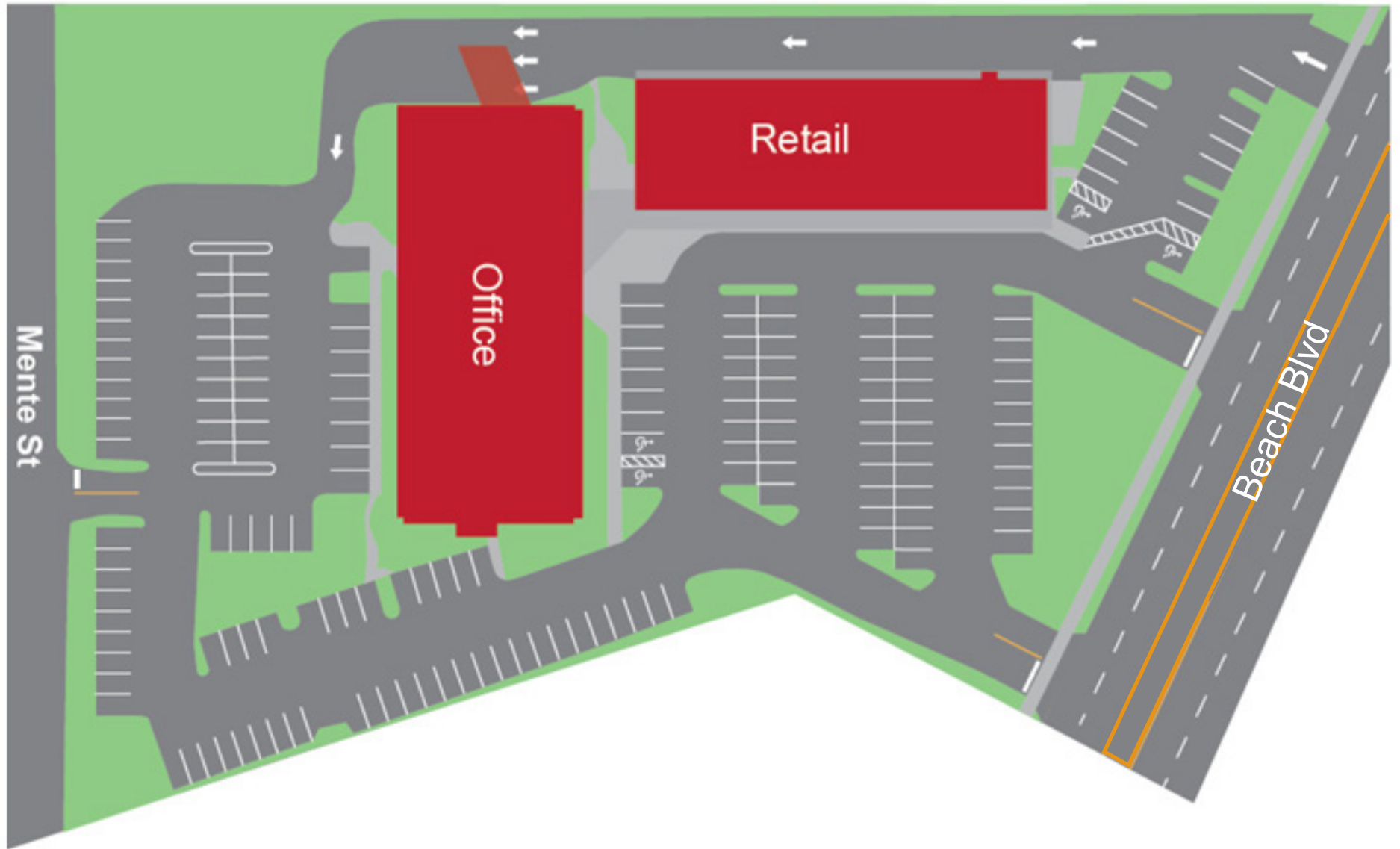
RETAIL FULL BUILDING PLAN

Retail Spaces

3720:	5,360 SF
3724:	1,091 SF
3730:	2,867 SF



SITEPLAN



AREA DEMOGRAPHICS



POPULATION

1 mile	11,037
3 miles	77,807
5 miles	215,508



MEDIAN INCOME

1 mile	\$73,817
3 miles	\$97,226
5 miles	\$88,185



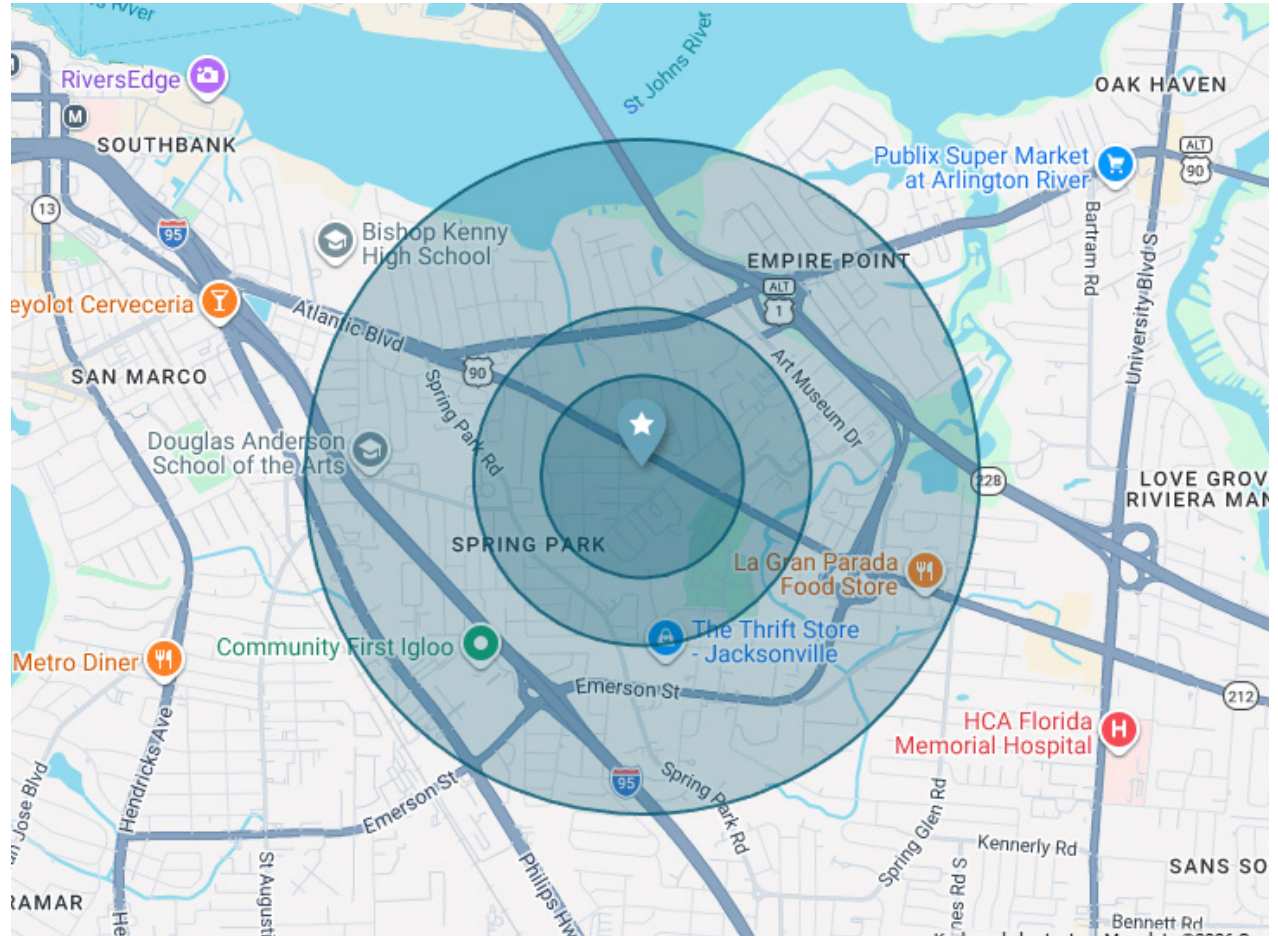
DAYTIME POPULATION

1 mile	1,032
3 miles	8,480
5 miles	19,820



HOUSEHOLDS

1 mile	4,669
3 miles	32,354
5 miles	90,323



DISTANCE TO LOCAL AREA HOTSPOTS:



Downtown Jacksonville
17-19 miles (~25-30 minutes)



JAX Beaches
4 miles (~8-10 minutes)



San Marco
17 miles (~25-30 minutes)



Jacksonville Towncenter
18-20 miles (~25-35 minutes)

Jacksonville, FL

Jacksonville is a premier Southeast market for office and medical investment, supported by sustained population growth, a diversified employment base, and a rapidly expanding healthcare sector. As Florida's largest city by land area, Jacksonville offers the scale, accessibility, and infrastructure necessary for long-term institutional and physician-driven demand.

The city has emerged as a regional healthcare hub, anchored by major hospital systems, specialty practices, and outpatient providers drawn by strong demographics, favorable operating costs, and a growing retiree and working-age population. Medical office demand continues to be fueled by population in-migration, expanded healthcare services, and the ongoing shift toward outpatient and ambulatory care.

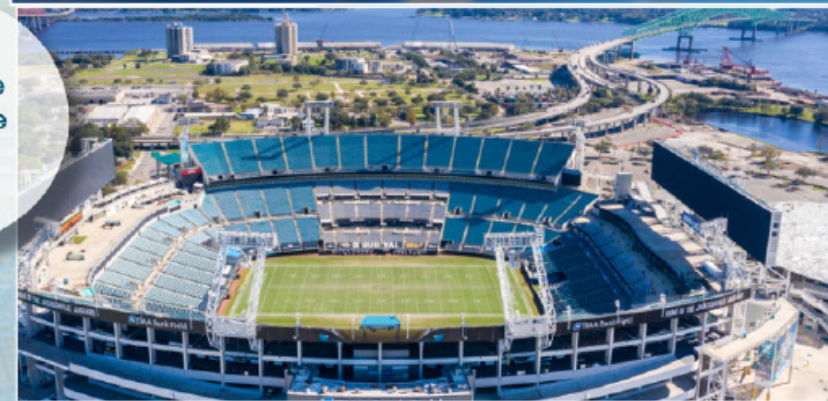
Jacksonville's office market benefits from a deep professional workforce across healthcare, finance, logistics, and insurance, combined with a business-friendly tax environment and comparatively affordable occupancy costs. Strategic connectivity via I-95, I-10, and a robust port system enhances regional accessibility for employers, patients, and professional services firms.

These fundamentals position Jacksonville as a resilient, long-term market for both traditional office users and medical office investors seeking stable tenancy and durable demand drivers.

Seasonal
Festivals &
Art Walks



Home of the
Jacksonville
Jaguars



220 Days of
Sunshine



OFFICE & INDUSTRIAL TEAM



JAKE AMMON, CCIM

Director

904.834.9809

Jake.Ammon@FranklinSt.com



ARLETTE PRICE

Senior Associate

904.243.6363

Arlette.Price@FranklinSt.com



BRITTANY MCGRIFF

Client Services Manager

904.323.4571

Brittany.McGriff@FranklinSt.com



50 N Laura S | Suite 1750

Jacksonville, FL 32202

904-271-4120

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