

Beach Plaza OUTPARCEL



~4,700 SF AVAILABLE

1198 BEACH BLVD, JACKSONVILLE BEACH, FL 32205



ASHCO CENTERS

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Property OVERVIEW

1198 Beach Blvd

Rooftop: Largest rooftop in Jacksonville Beach

Availability: ~1,600–4,700 SF

Access: 5 Points of Ingress & Egress

Signalization: Signalized intersection at Beach Blvd & 12th St

Parking: ±600 non-exclusive parking spaces

Visibility: Strong visibility from Beach Boulevard

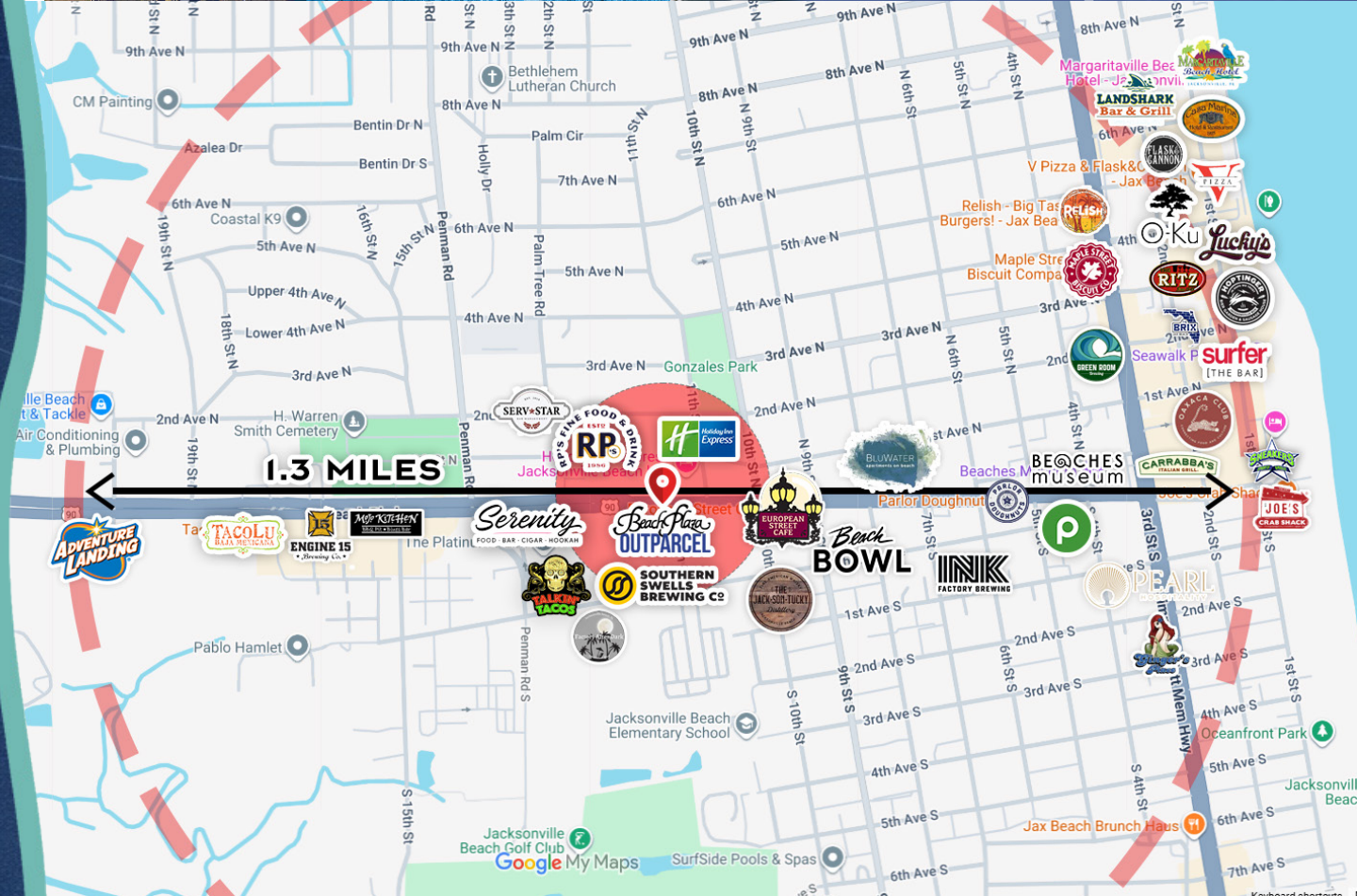


Tenant LAYOUT

This is a landmark location with unparalleled visibility in the heart of Jacksonville Beach, Florida. Beach Plaza Outparcel sits in between two signalized, major intersections upon bustling Beach Boulevard, also known as the Gateway to Jacksonville's Beaches: Atlantic Beach, Neptune Beach, Ponte Vedra Beach and Jacksonville Beach.



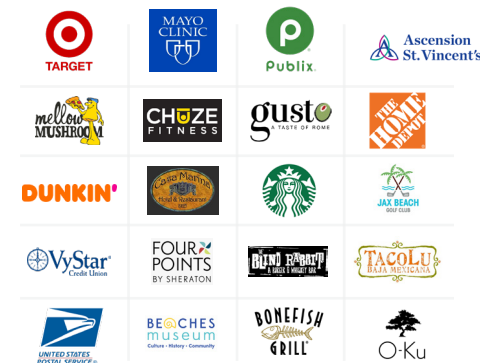
Beach Plaza Outparcel is located at the signalized intersection of **Beach Boulevard and 12th Street**, offering strong visibility along one of Jacksonville Beach's primary commercial corridors with over **55,751 vehicles per day**. The site is minutes from the Jacksonville Beach Pier and surrounded by dense residential neighborhoods, established retail, and popular dining destinations, drawing consistent traffic from residents, beachgoers, and the area's affluent coastal population.



1198 Beach Blvd	2 Miles	5 Miles	10 Miles
Population	26,536	116,352	297,113
Median Age	42.9	42	38.9
Households	12,530	51,063	123,140
Avg HH Income	\$127,761	\$122,002	\$109,102

Sourced From CoStar

COMPLIMENTARY ANCHORS & NEIGHBORS

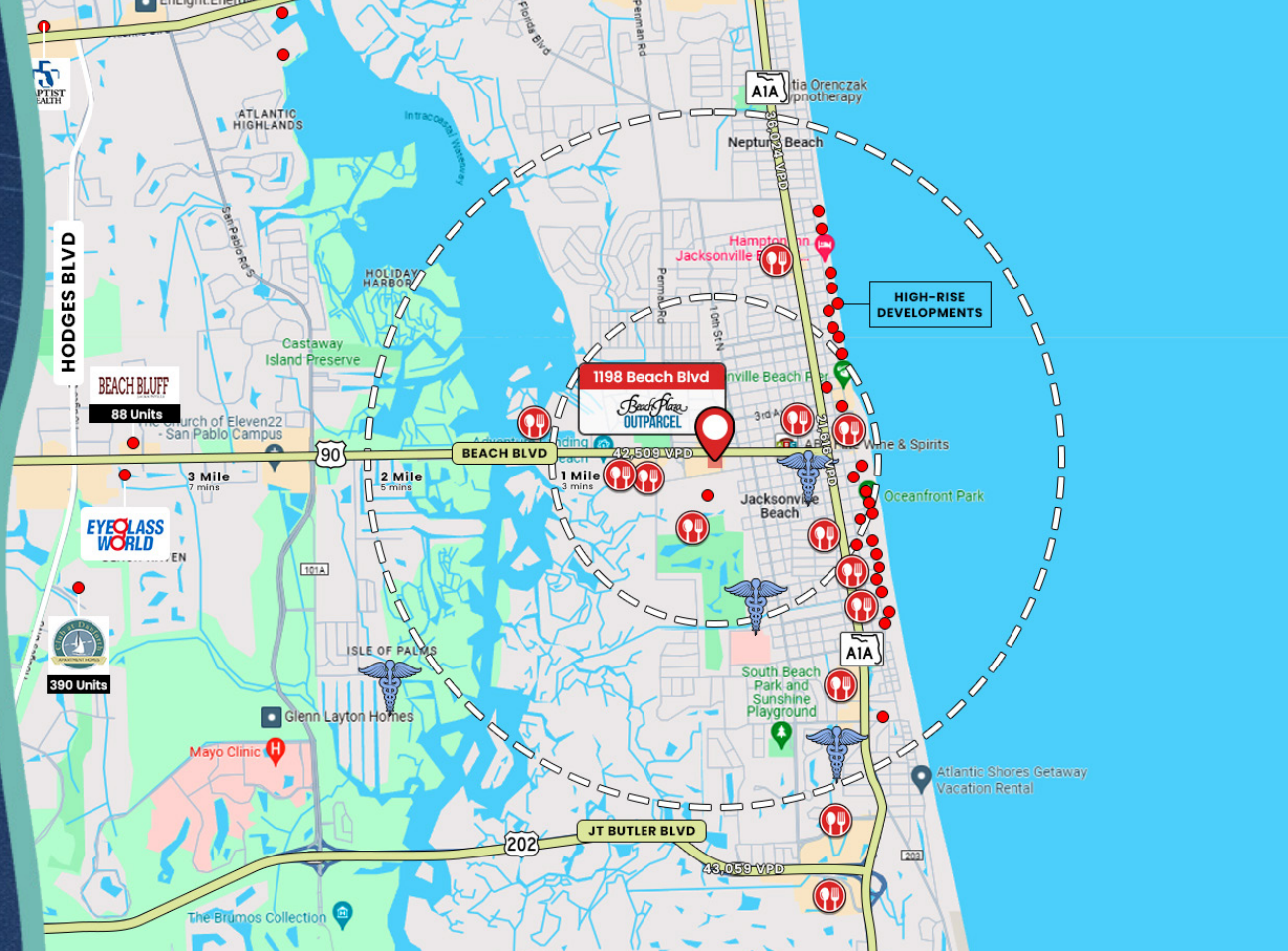


High-Rise DEVELOPMENTS

Within two miles of
beach plazea

Acquillus - 48 units	Ocean's Edge - 181 units
Acquillus II - 140 units	Oceanside 932 - 25 units
Acquillus III - 14 units	Pelican Point
Avenue 4 - 8 units	Pier Point - 58 units
Azure	Sandpiper Condominiums
Beach Drifter	SeaSpray West
Costa Verano - 100 units	Seawind Condominiums
Landmark - 43 units	Serena Point - 17 unit
Las Brisas Condominiums	Surf Side - 25 units
Marbella Condominiums - 22 units	The Beach House Apartments
Margaritaville	The Lorelei Condominiums
Metropolitan Condominiums 26 units	The Waterford
MiraVista at Harbortown	Water's Edge
Northshore - 35 units	Watermark - 25 units
Ocean 14 - 124 units	Watermark Condominiums
Ocean Park - 17 units	WatersEdge at Harbortown - 16 units
Oceania - 46 units	
Oceanic - 10 units	
Ocean's Edge - 181 units	

~1,284 units in total



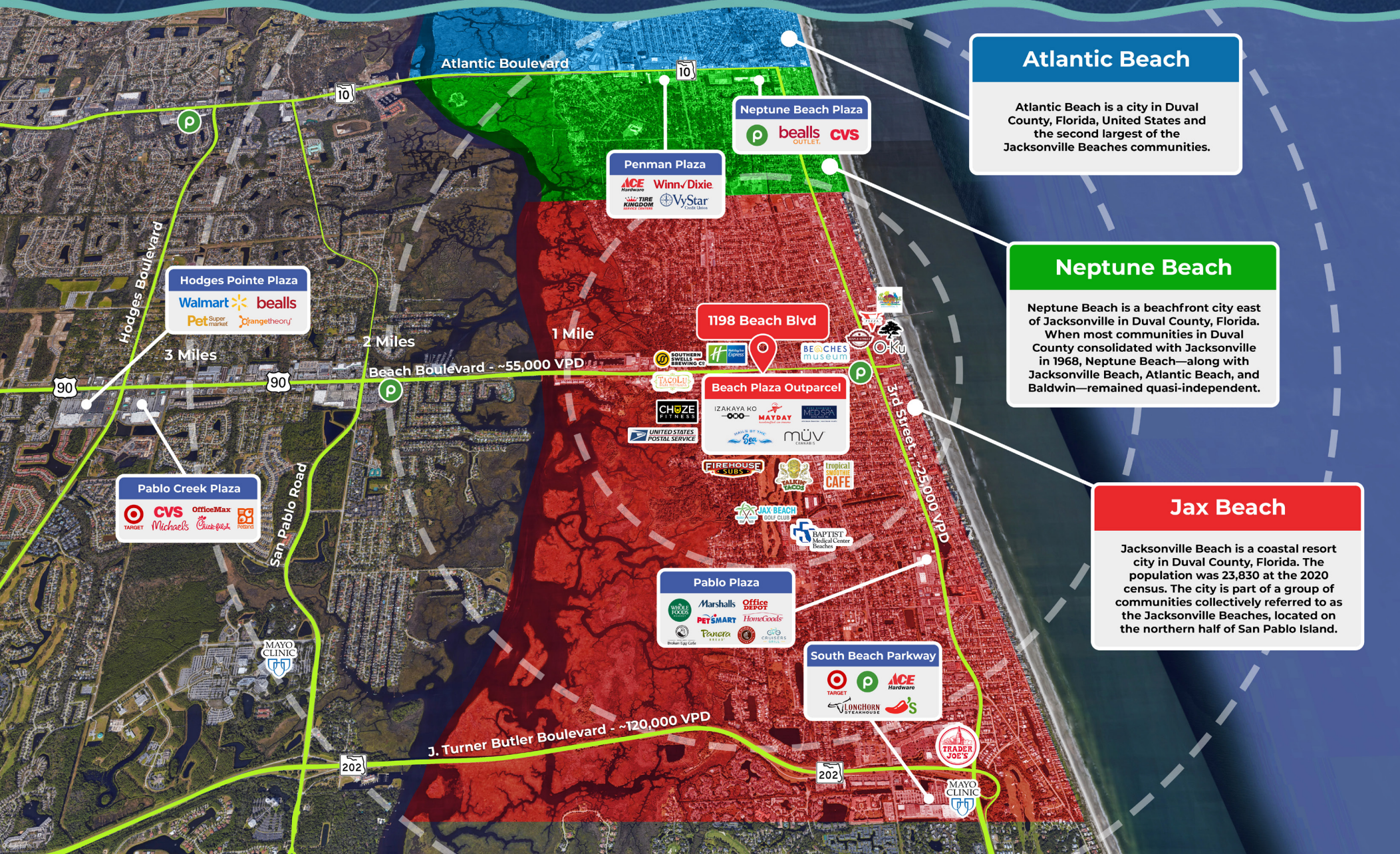
Costa Verano Condominiums - WCI Communities



Azure - Related Group



Trade Area OVERVIEW



Atlantic Beach

Atlantic Beach is a city in Duval County, Florida, United States and the second largest of the Jacksonville Beaches communities.

Neptune Beach

Neptune Beach is a beachfront city east of Jacksonville in Duval County, Florida. When most communities in Duval County consolidated with Jacksonville in 1968, Neptune Beach—along with Jacksonville Beach, Atlantic Beach, and Baldwin—remained quasi-independent.

Jax Beach

Jacksonville Beach is a coastal resort city in Duval County, Florida. The population was 23,830 at the 2020 census. The city is part of a group of communities collectively referred to as the Jacksonville Beaches, located on the northern half of San Pablo Island.

About JACKSONVILLE



#1 MOST POPULOUS CITY IN FLORIDA

Jacksonville is one of the fastest-growing cities in the Southeast with part of a metro area of **1.7M+** and over **985,000** residents (U.S. Census Bureau, 2023).



TOP 10 U.S. CITY FOR GROWTH

Jacksonville ranks in the top 10 for **net migration** and **job growth** among major metros (Forbes, 2024).



BUSINESS-FRIENDLY CLIMATE

No state income tax or corporate franchise tax on capital stock. Florida consistently ranks among the **top states for business** (Chief Executive Magazine, 2024).



YOUNG & EDUCATED WORKFORCE

Median age of **38** and access to a **regional labor force of over 850,000** across Northeast Florida.

Jacksonville is Florida's largest city by population and land area — a booming gateway market offering a diverse, growing customer base and dynamic quality of life.



YEAR-ROUND QUALITY OF LIFE

Over **220 days of sunshine** per year, **22 miles of beaches**, a growing downtown, and access to **historic districts**, **family-friendly suburbs**, and **outdoor recreation**.



MAJOR LEAGUE CITY

An NFL market anchored by the **Jacksonville Jaguars**, delivering national exposure and destination events.



STRONG HEALTHCARE & LOGISTICS INFRASTRUCTURE

Home to Mayo Clinic, Baptist Health, UF Health, and a top 3 port in Florida — making it ideal for **medical**, **distribution** and **consumer-facing brands**.

TOP EMPLOYERS IN THE JAX REGION



About ASHCO

Ashco Centers is a vertically integrated commercial real estate firm based in Jacksonville, Florida, specializing in Class A retail. We offer full-service commercial real estate solutions entirely in-house, including leasing, site selection, design, development, construction, and property management. Our curated portfolio of high-traffic properties supports national retailers, restaurants, boutique brands, medical offices, and local businesses. With landmark locations such as St. Johns Town Center, River City Marketplace, and Jacksonville Beach, we create spaces designed to maximize visibility, drive engagement, and foster long-term success for the communities we serve.

For more than six decades, we've built a reputation for excellence in Jacksonville and beyond. Our commitment to our tenants' success is reflected in our responsiveness, accessibility, and the personal relationships we cultivate with every client.



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