

# EXECUTIVE SUMMARY

• 8310 Beach Blvd Jacksonville, FL 32216



## OFFERING SUMMARY

### Available SF:

Space available within the c-store/gas station on US-90 (Beach Blvd)

### Lease Rate:

Negotiable

Corner property offers easy access with high visibility

### Lot Size:

0.83 Acres

## LOCATION OVERVIEW

Corner of Beach Blvd (US-90) and Foster Dr.  
3 miles west of I-295

### Year Built:

1987

### Building Size:

1,428 SF

### Zoning:

CCG-2

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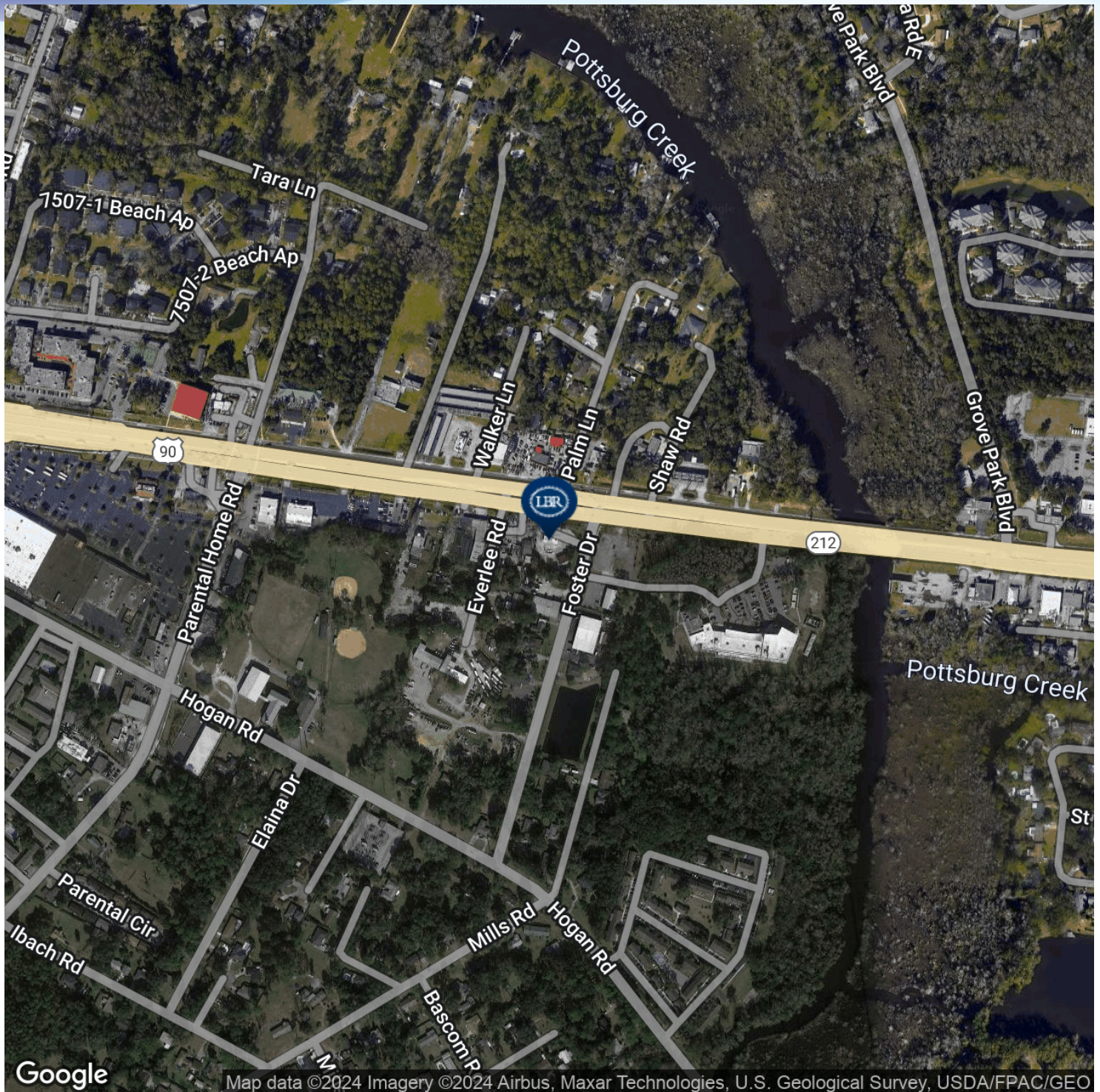
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Melbourne, FL 32901

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# LOCATION MAP

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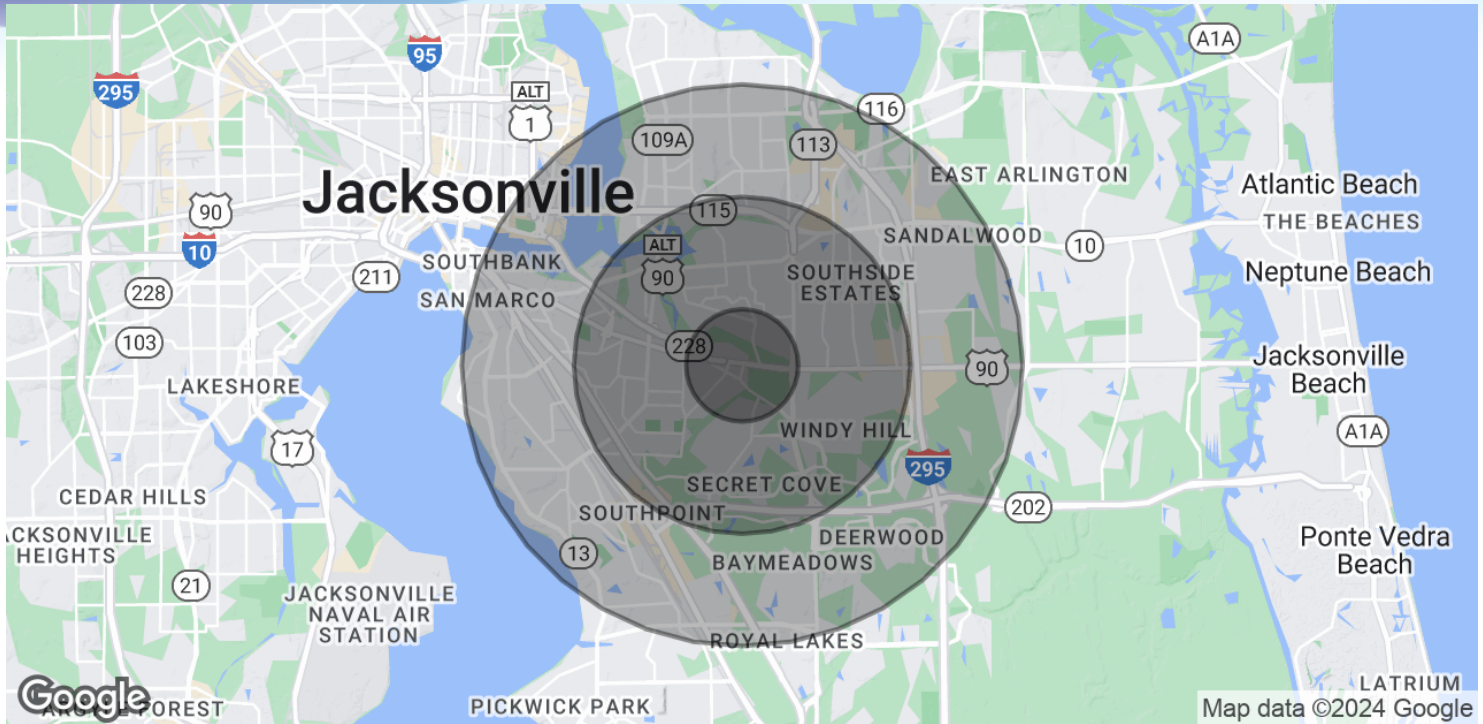
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,624	74,042	193,454
Average Age	34.4	34.3	34.3
Average Age (Male)	34.1	32.8	33.0
Average Age (Female)	35.4	36.2	36.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,538	29,878	78,246
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$60,867	\$53,963	\$56,907
Average House Value	\$203,729	\$194,908	\$204,743

\* Demographic data derived from 2020 ACS - US Census

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