

# LAND FOR REDEVELOPMENT

12095 Beach Blvd, Jacksonville, FL 32246



### PROPERTY HIGHLIGHTS

- Prime location on Beach Blvd. in Jacksonville, FL
- Zoned PUD for flexible use
- Great investment opportunity for land redevelopment
- Self-serve car wash currently in operation
- Includes 0.43 Acre of land
- High-traffic area with excellent visibility
- Suitable for a range of commercial ventures

### OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	0.43 Acres

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,734	83,514	229,192
Total Population	9,472	203,140	552,620
Average HH Income	\$108,593	\$104,287	\$103,592

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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**LAND FOR SALE**

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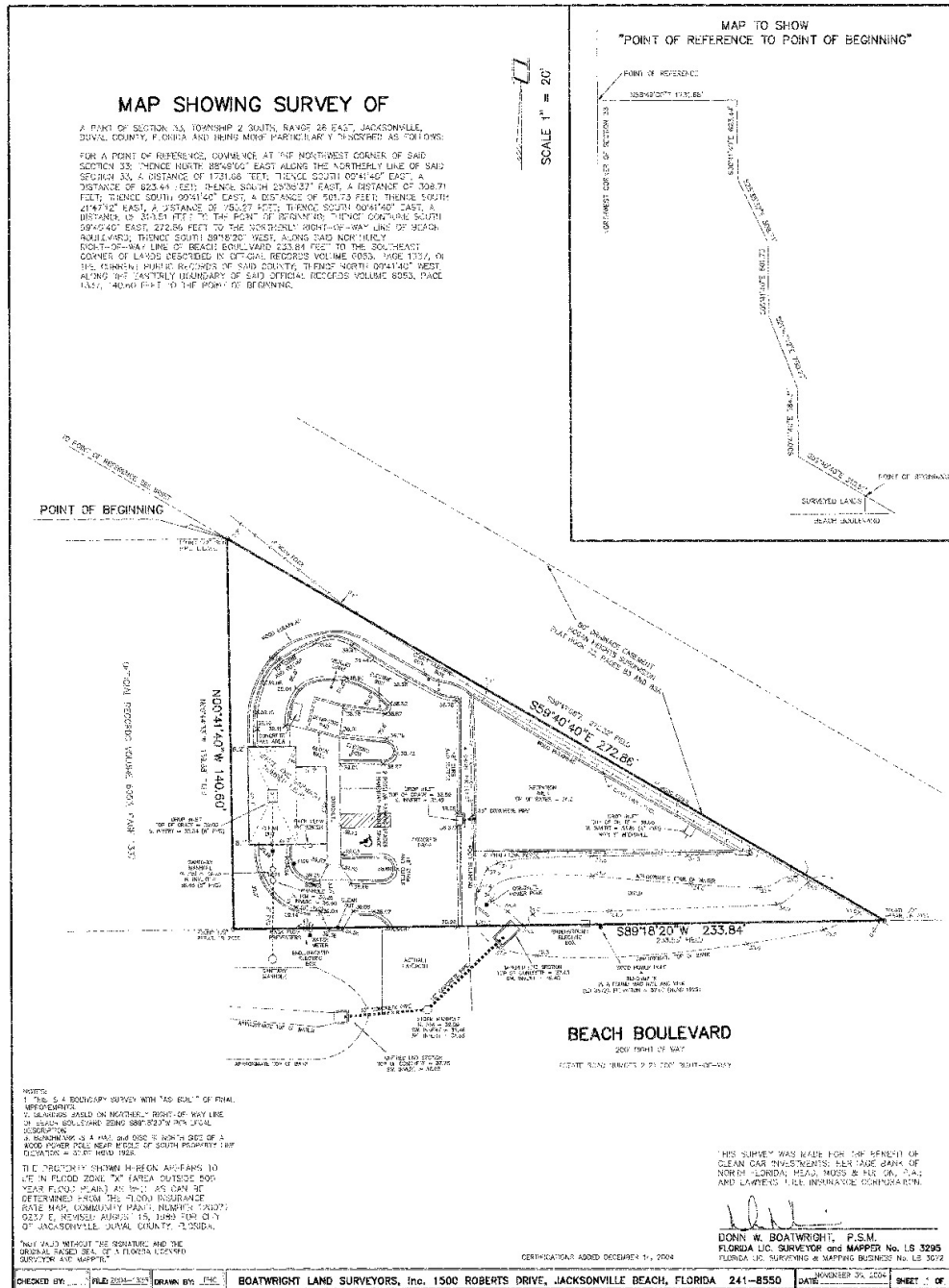
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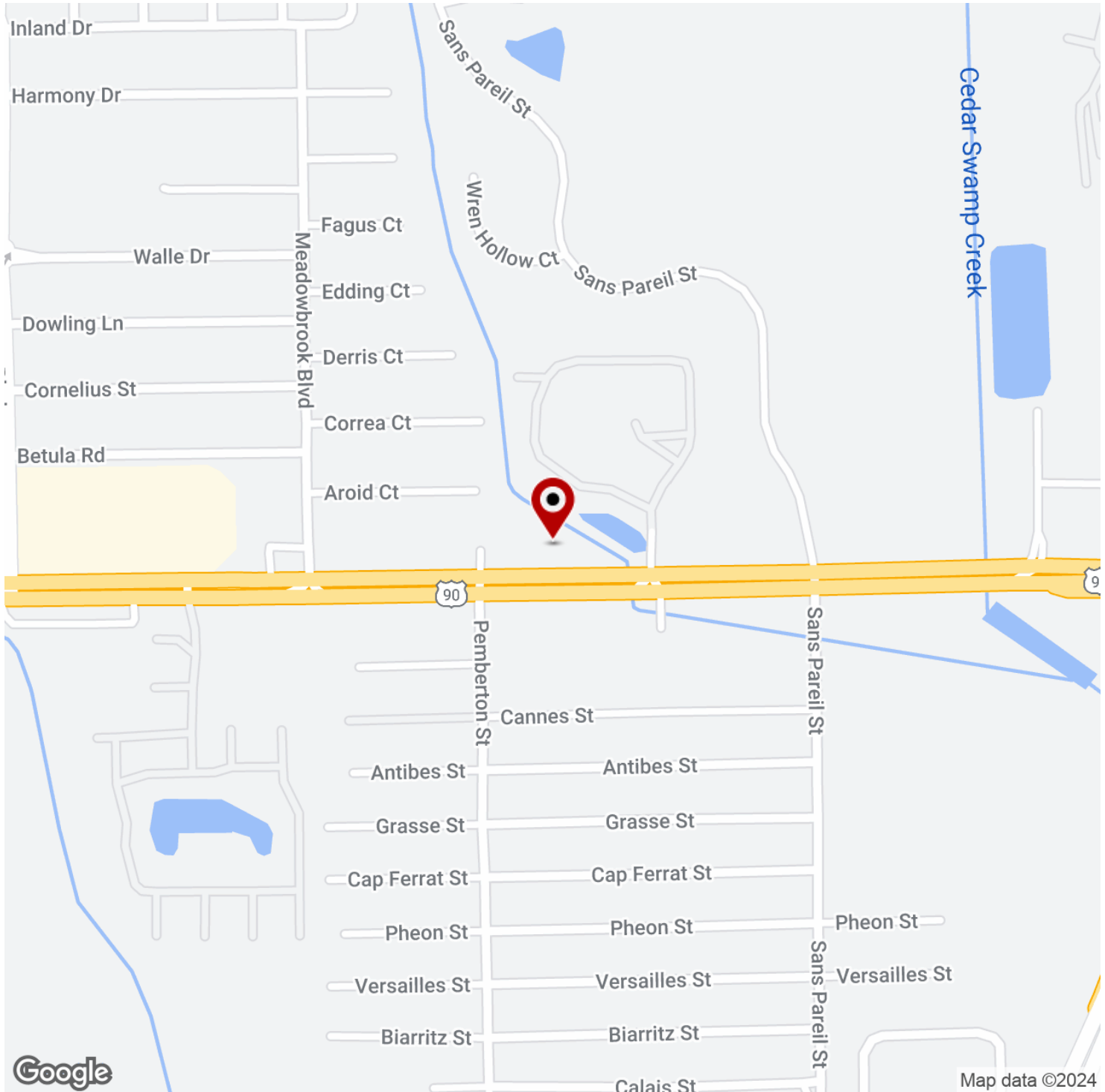
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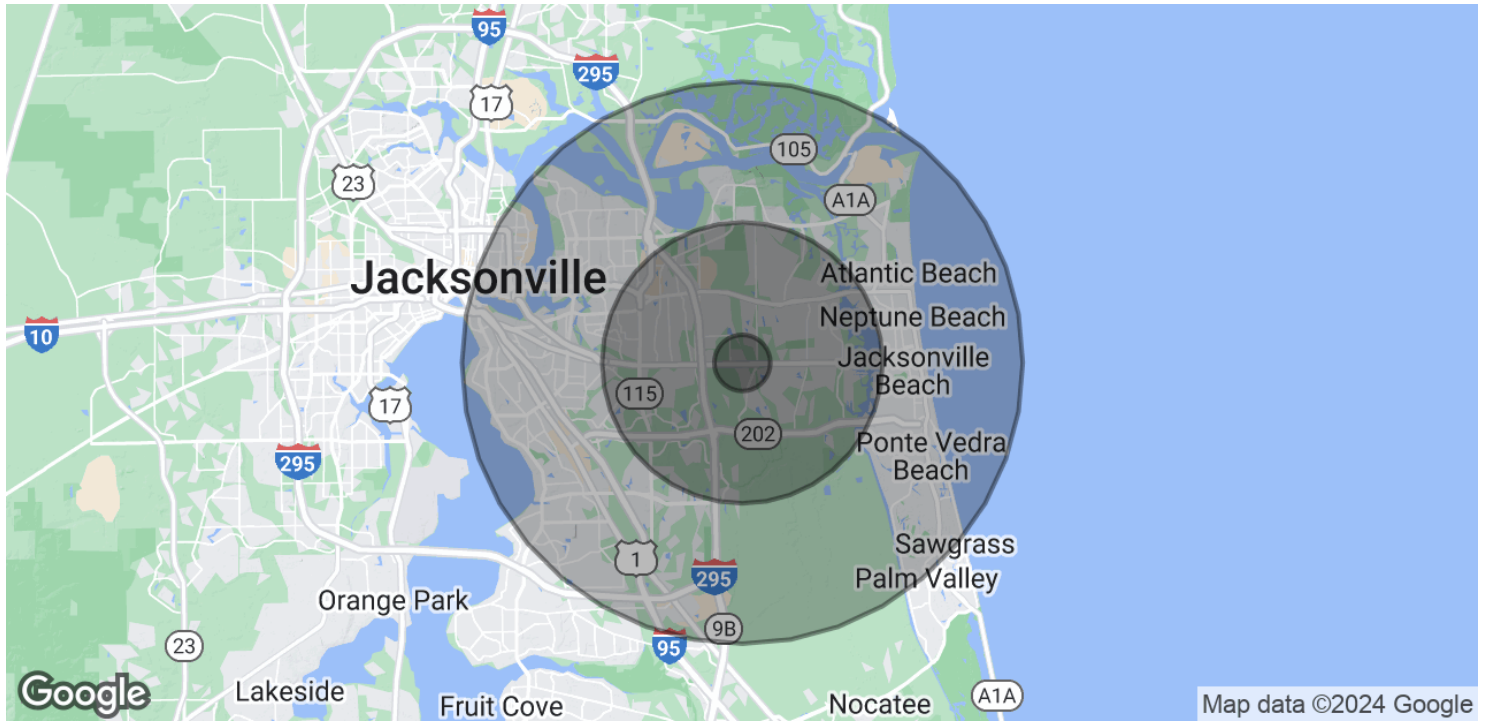
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	9,472	203,140	552,620
Average Age	37	39	41
Average Age (Male)	36	38	39
Average Age (Female)	38	40	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	3,734	83,514	229,192
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$108,593	\$104,287	\$103,592
Average House Value	\$389,349	\$363,721	\$397,377

*Demographics data derived from AlphaMap*

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