



Millennium Business Center

11744 Beach Boulevard
Jacksonville, Florida 32246

Property Highlights

- "White box delivery" available for credit grade tenants
- Can be sub-divided into two 4,400 SF units
- End cap space available for lease
- Pylon signage available
- Great visibility from Beach Blvd
- Close proximity to major highways

Property Overview

This retail strip center is located along the heavily trafficked Beach Boulevard in Jacksonville, Florida. Located just one block west of Florida State College at Jacksonville, a 23,000-student community college and is less than two miles from the 17,000-student University of North Florida. The Property is built one-half mile east of I-295, Jacksonville's beltway loop. Daily traffic counts in front of the center top 42,000 vehicles per day.

Offering Summary

Available SF:	4,400 - 8,800 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	35,200 SF
Parking:	4.00/1,000 SF
Traffic Count:	42,000 A.A.D.T.

For More Information



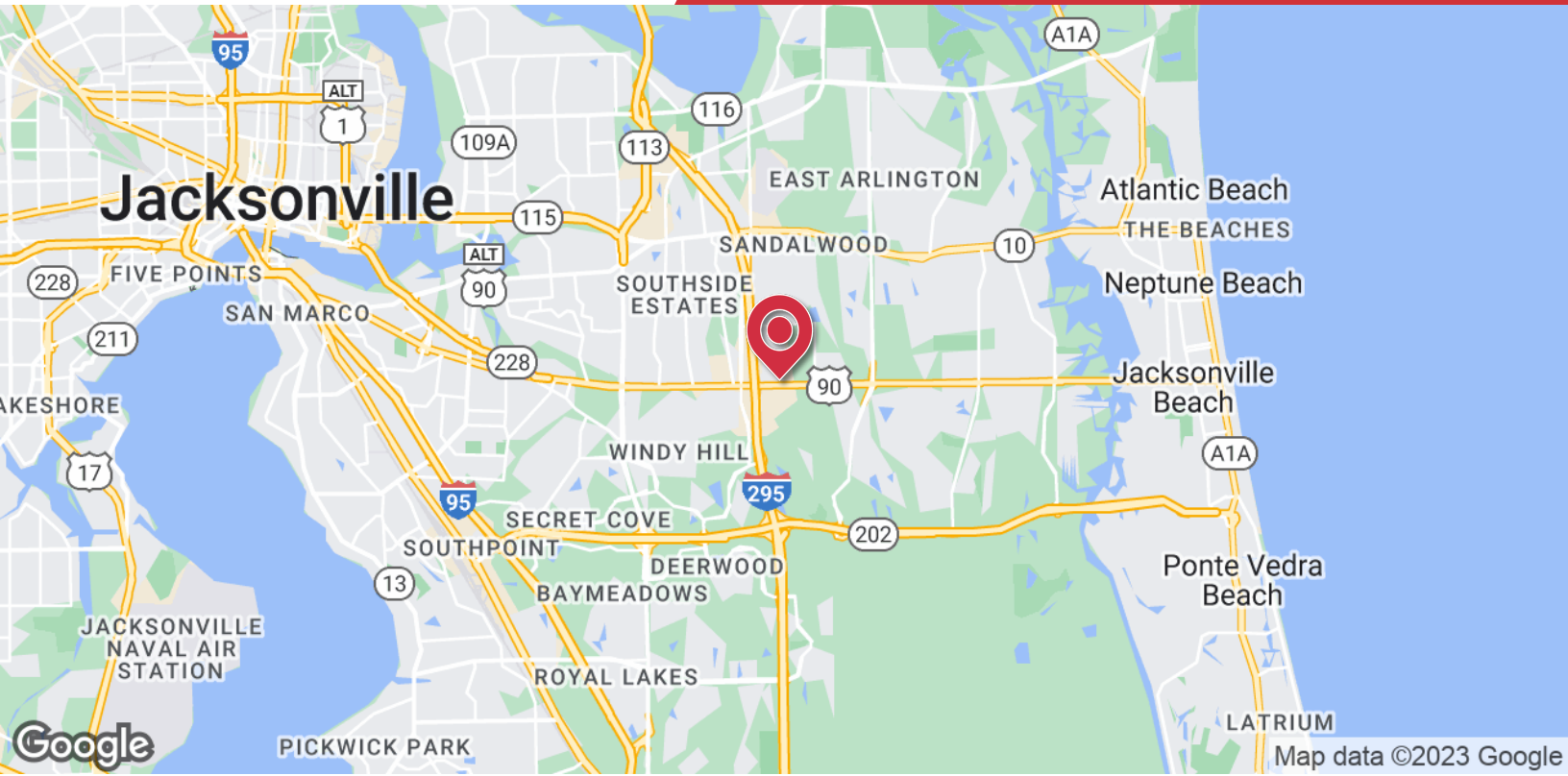
Austin Kay

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Available Spaces

Suite	Tenant	Size	Type	Rate
101	PPG Paints	4,400 SF	NNN	-
102	More Space Place	4,400 SF	NNN	-
103	D1 Training	8,800 SF	NNN	-
105	European Leather Gallery	4,400 SF	NNN	-
108	Available	4,400 - 8,800 SF	NNN	\$18.00 SF/yr



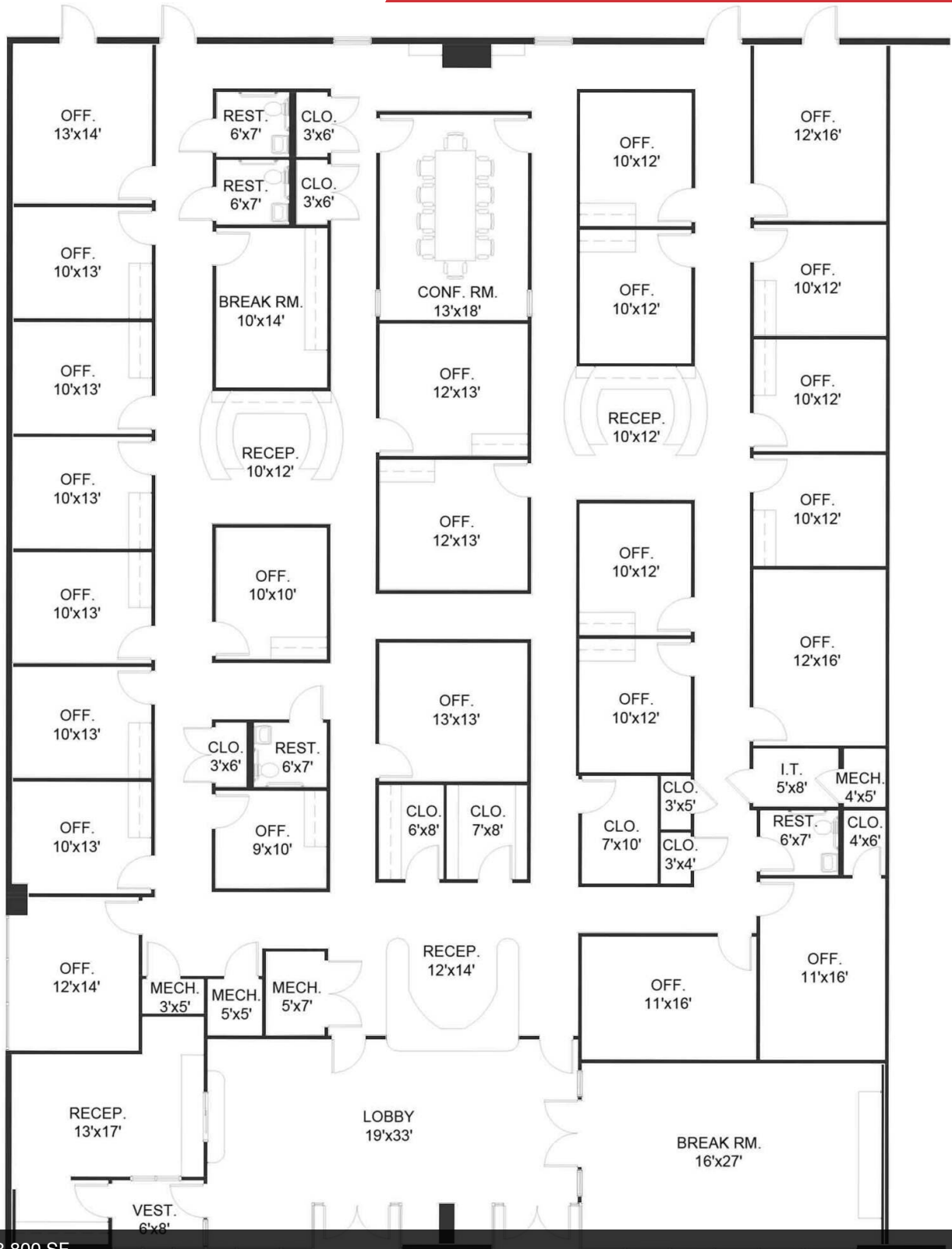
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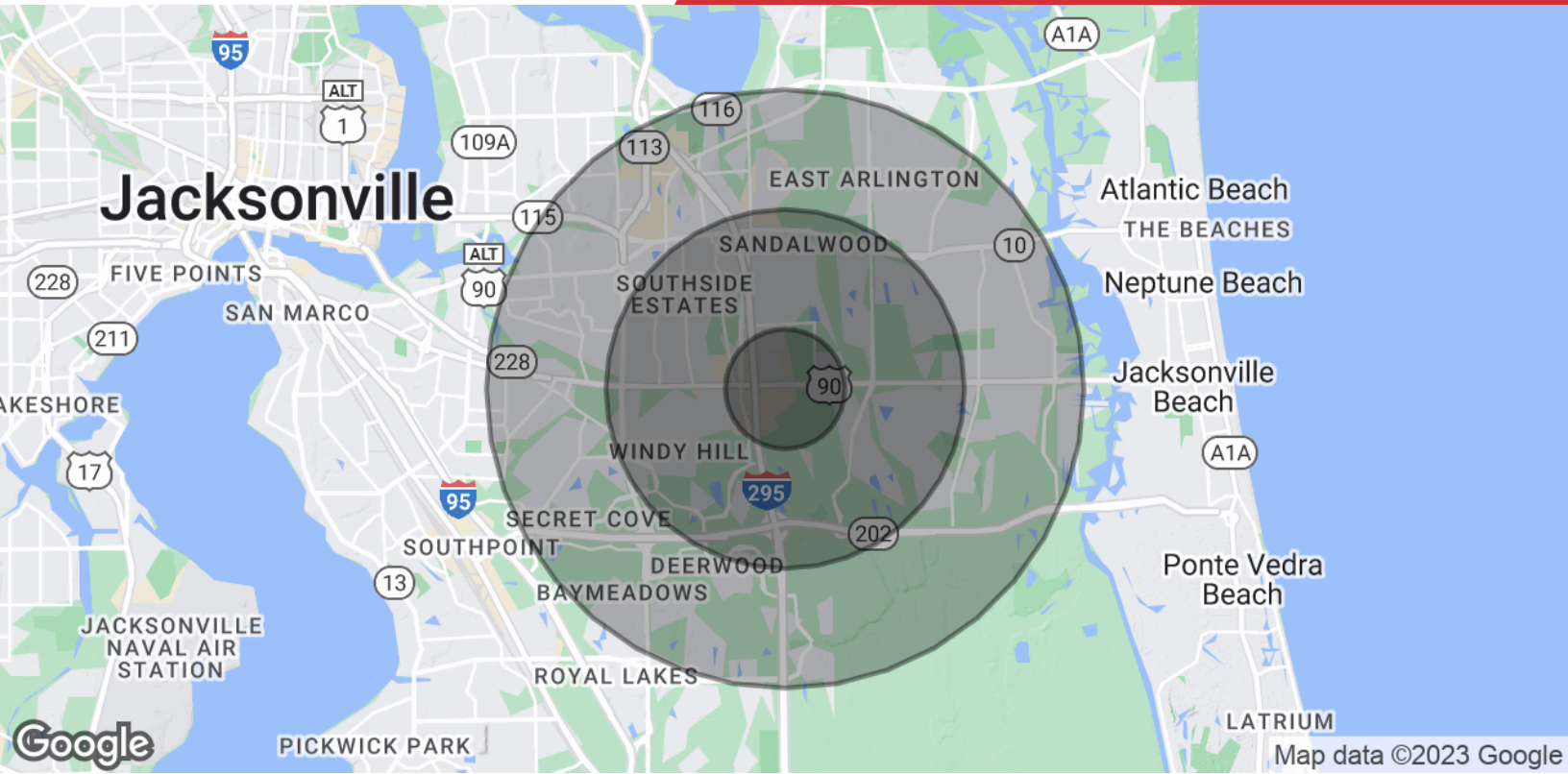


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Suite 108 4,400 - 8,800 SF



Population	1 Mile	3 Miles	5 Miles
Total Population	5,742	72,752	192,215
Average Age	27.9	33.4	35.8
Average Age (Male)	24.6	32.3	35.0
Average Age (Female)	29.3	33.5	36.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,366	29,814	84,301
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$42,736	\$76,860	\$74,477
Average House Value	\$152,792	\$198,053	\$204,971

* Demographic data derived from 2020 ACS - US Census