

# RETAIL REDEVELOPMENT OPPORTUNITY

**Ground Lease - \$99,950 per year NNN  
or For Sale - \$2,200,000**

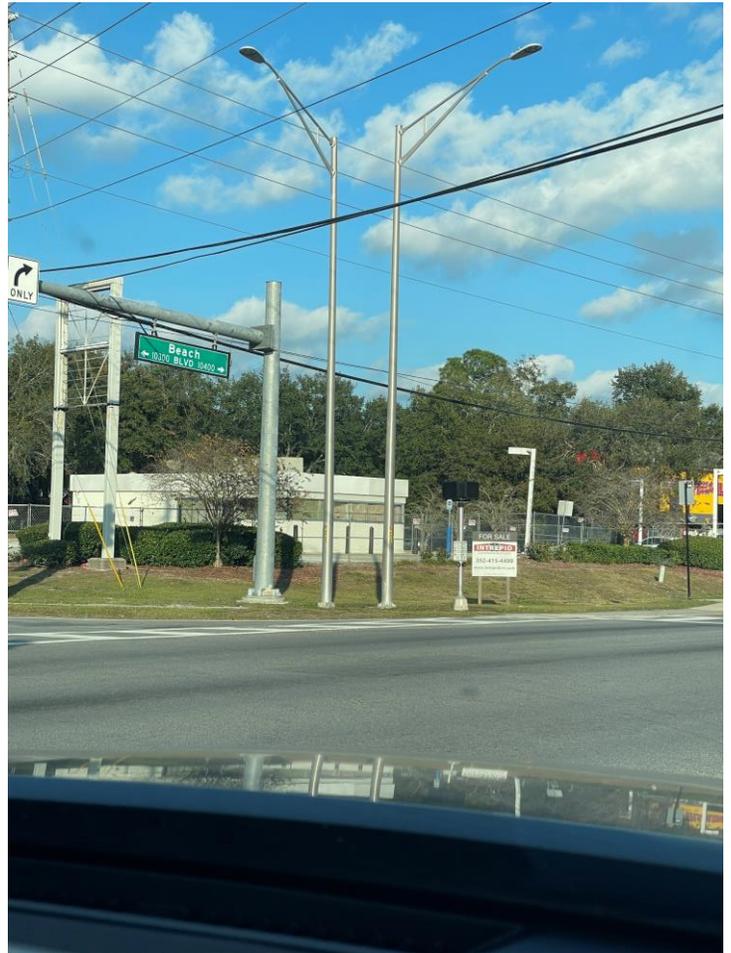
**Property #43384 – 10405 Beach Blvd.  
Jacksonville, Duval County, Florida**

## Property Highlights

- Building Size – 910 sq. ft.
- Year Built - 1995
- Land Size –.76 acres (33,050 sq. ft.)
- Located on Beach Blvd. at the signalized intersection of Forest Blvd., situated between US 90 Alt and Interstate 295
- Duval County RE #123993-0000
- Zoned – CCG-2
- Good access & visibility
- Pylon pole signage
- 2025 Traffic Counts – 51,500 AADT
- 2025 Property Taxes - \$11,959.15

***All Motor Fuels Equipment has been removed***

**Will be restricted against being used as a  
Convenience Store with or without Motor Fuels**



**Contact:**  
**Gina LeMaster Brown**  
352.415.4499 Ext. 1  
gina@intrepidcre.com

**365 Citrus Tower Blvd., Suite 102, Clermont, FL 34711 - www.intrepidcre.com**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. All information should be verified before entering into an agreement.

# Overhead Aerial View



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