

# Beaulerc Village

9703 San Jose Boulevard, Jacksonville, FL 32257

For Leasing Info:  
Kalayah Sargeant  
(305) 704-3163  
kalayah@saglo.com



## Unique Attributes

- Located at the intersection of San Jose Boulevard and Old St. Augustine Road.
- Traffic counts over 54,700 per day
- Anchored by a strong performing Big Lots and Ace Hardware.
- Adjacent to Starbucks and Bubbles Car Wash.
- Mandarin sub-market is one of the most affluent communities in Jacksonville with Average HHI of over \$85,000 in a 3-mile radius.
- Close proximity to major highways, I-295 and I-95.
- 1,000 SF Available.

Size of Center	68,846 SF
Daily Traffic	54,700 Cars
Parking	247 (3.59/1,000)

## 2022 Demographics

	1 MILE	3 MILES	5 MILES
2022 Estimated Total Population	15,358	61,451	151,128
Est. Annual Population Growth 2022-2027	0.1%	0.5%	0.8%
Average Household Income	\$92,832	\$85,974	\$83,913
2022 Daytime Population	12,123	56,920	161,056
Median Age	39.4	39.9	39.2

## Area Map



