

# Beaulerc Village

9703 San Jose Boulevard, Jacksonville, FL 32257

For Leasing Info:  
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## 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 \$80,793 in a 3-mile radius.
- Close proximity to major highways, I-295 and I-95.
- 2,000 SF Available.

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

## 2021 Demographics

	1 MILE	3 MILES	5 MILES
2021 Estimated Total Population	14,836	58,148	140,942
Est. Annual Population Growth 2021-2026	0.6%	0.5%	1.1%
Average Household Income	\$77,285	\$86,761	\$89,763
2021 Daytime Population	6,974	38,317	113,018
Median Age	39.3	39.7	38.6

## Area Map





Last Updated:  
06/10/2022



**Key**

- Dumpster
- Propane Tank
- Available
- Not in Center (NIC)
- Ingress/Egress
- Traffic Light
- Pylon
- Bus Stop
- OSA Old St. Augustine Rd.
- SJB San Jose Blvd

