



LOCATION: Located at the intersection of Halsema Road and Beaver St. on Jacksonville's Westside. From I-10 Exit 350 (Cecil Field) take the Beaver St exit and turn left (East) towards Halsema Road. 12205 Beaver Street, 32220

AVAILABLE SPACE: 7700 +/- Square Ft Available; 2000 Sq Ft section, 4700 Sq Ft section; Divisible into units as practical as 1000+ Square Ft for fledgling businesses: 10500 Sq Ft Gross Building Area;

LOT SIZE: 1 acre.

ZONING: CCG-1 allows for Retail use; Restaurant service, delivery, Professional and business offices, buildings trades contractors, day care centers, Vocational trade schools, therapeutic care.

COMMENTS: Air handlers/ Water and Sewer stubs and separate entrances are allocated for each 1000 square ft retail/office shell. More than 1236 residential homes built in the nearby neighborhoods since 2020 with more construction planned in the near future.

LEASE RATE: Negotiable.

CONTACT: Dean Gilliland dean@expansioncommercial.com 904.635.4481
Expansion Commercial 4480 Deerwood Lake Parkway #121; Jacksonville, Florida 32216

**EXPANSION
COMMERCIAL**