CUSHMAN & WAKEFIELD

3539 W BEAVER STREET, JACKSONVILLE, FL 32254




FOR LEASE

# ±3,906 SF AVAILABLE

## RETAIL / WAREHOUSE SPACE

**Located at the busy westside signalized intersection of Beaver St. and Edgewood Ave. Close to both I-10, and I-295.**

### KEY FEATURES

- 1 Drive-in door
- Showroom entrance
- Signage available
- CCG-2 zoning
- 12’ Ceilings
- Ample parking
- Multiple points of ingress and egress
- Built in 1952

### TRAFFIC COUNTS

Beaver St: 14,200 AADT

Edgewood Ave: 24,500 AADT

CUSHMAN & WAKEFIELD

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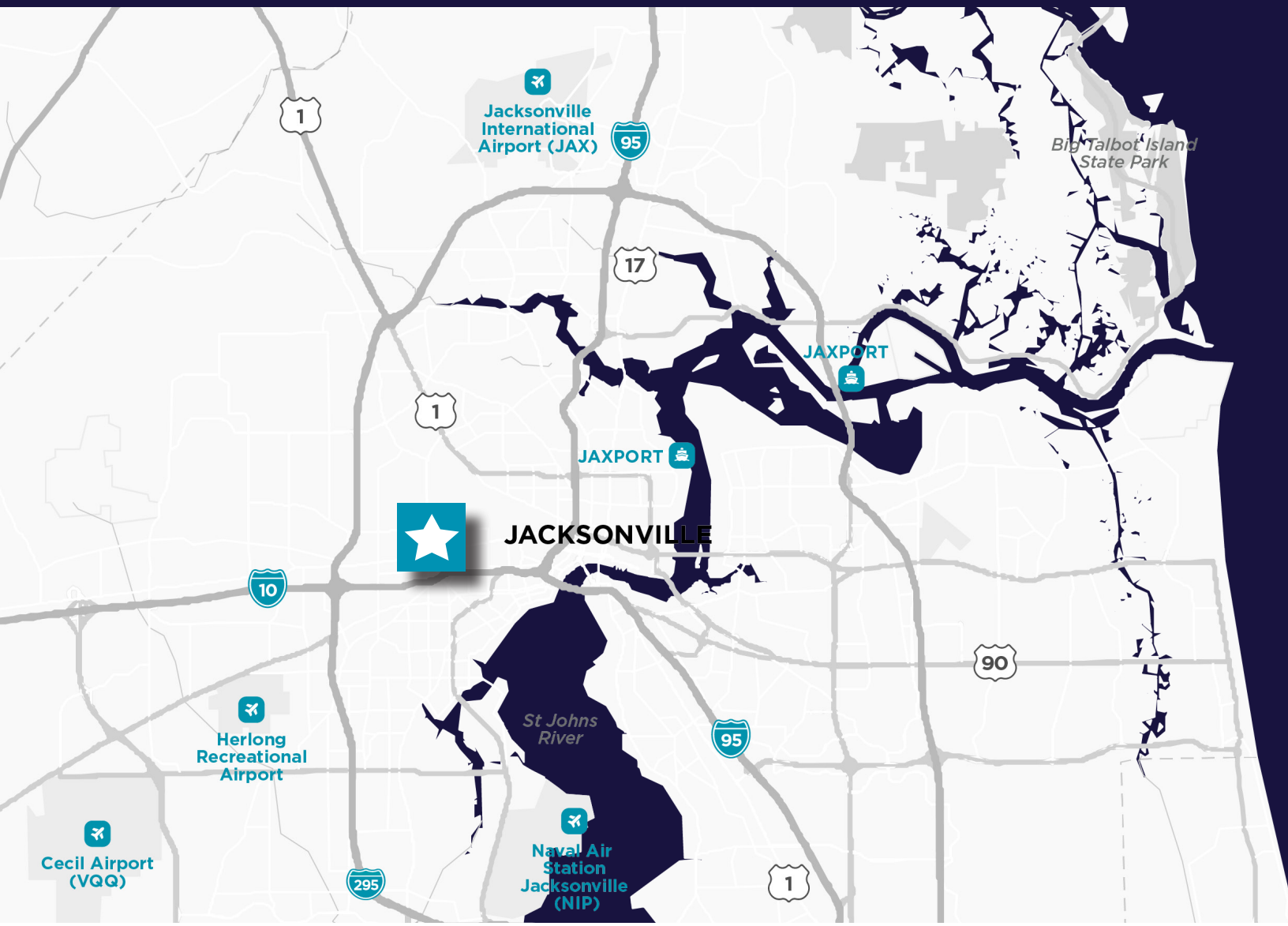


## SITE AERIAL



## SHOWROOM ENTRANCE

