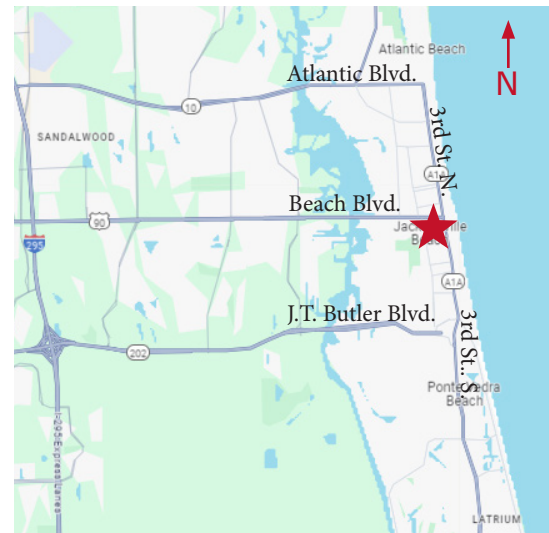


**FOR LEASE  
FREESTANDING  
BUILDING**

**391 3rd Avenue South, Jacksonville Beach, FL 32250**



- **Freestanding Building: +/- 1,824 SF**
- **Lease Rate: \$25.00/SF NNN**
- Real Estate taxes, Insurance & CAM: \$6.40/SF (estimated)
- Built out as yoga/dance studio, ideal space for fitness tenant
  - Includes open floor plan, hardwood floors and mirrors throughout, reception waiting area, two restrooms, private office, finished garage with roll-up door
- Lot Size: 0.13 AC
- Zoning: Commercial JC-1 Retail/Office
- Dedicated on-site parking lot and additional city street parking nearby
- Opportunity for building signage
- This building is located one block west of 3rd Street S. on the corner of 3rd Ave S. and 4th Street S., and offers convenient access to major corridors (Beach Blvd., 3rd Street and JT Butler Blvd.)
- Close proximity to restaurants, shops and the beaches business district, and within walking distance to the ocean
- Please do not disturb tenant



**For Additional  
Information Contact:**

**Clay Weaver**  
clay@strategicsites.com

OR

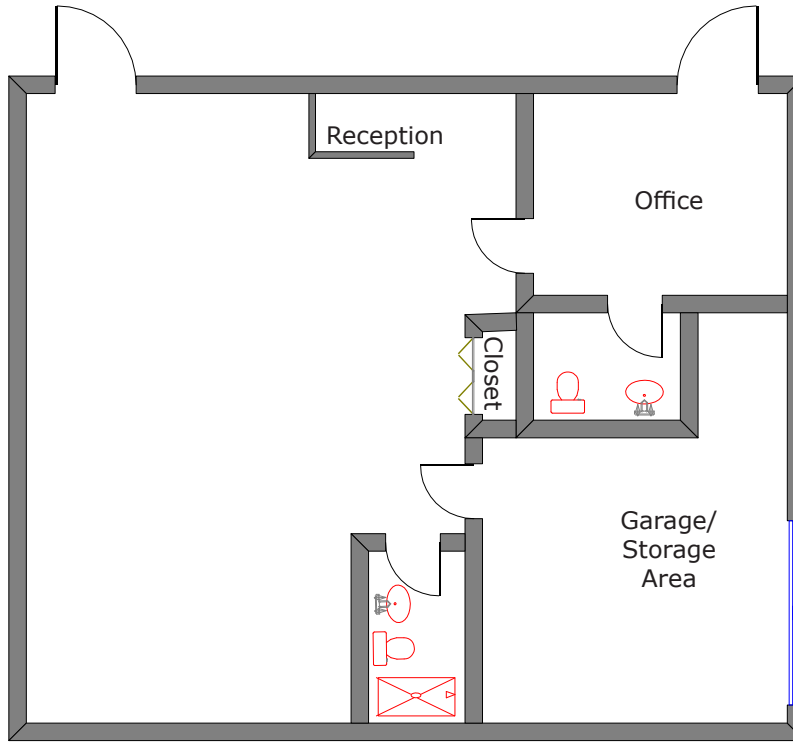
**Kate Clifford**  
kate@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ [www.strategicsites.com](http://www.strategicsites.com)

**Client First through Service, Knowledge and Integrity**

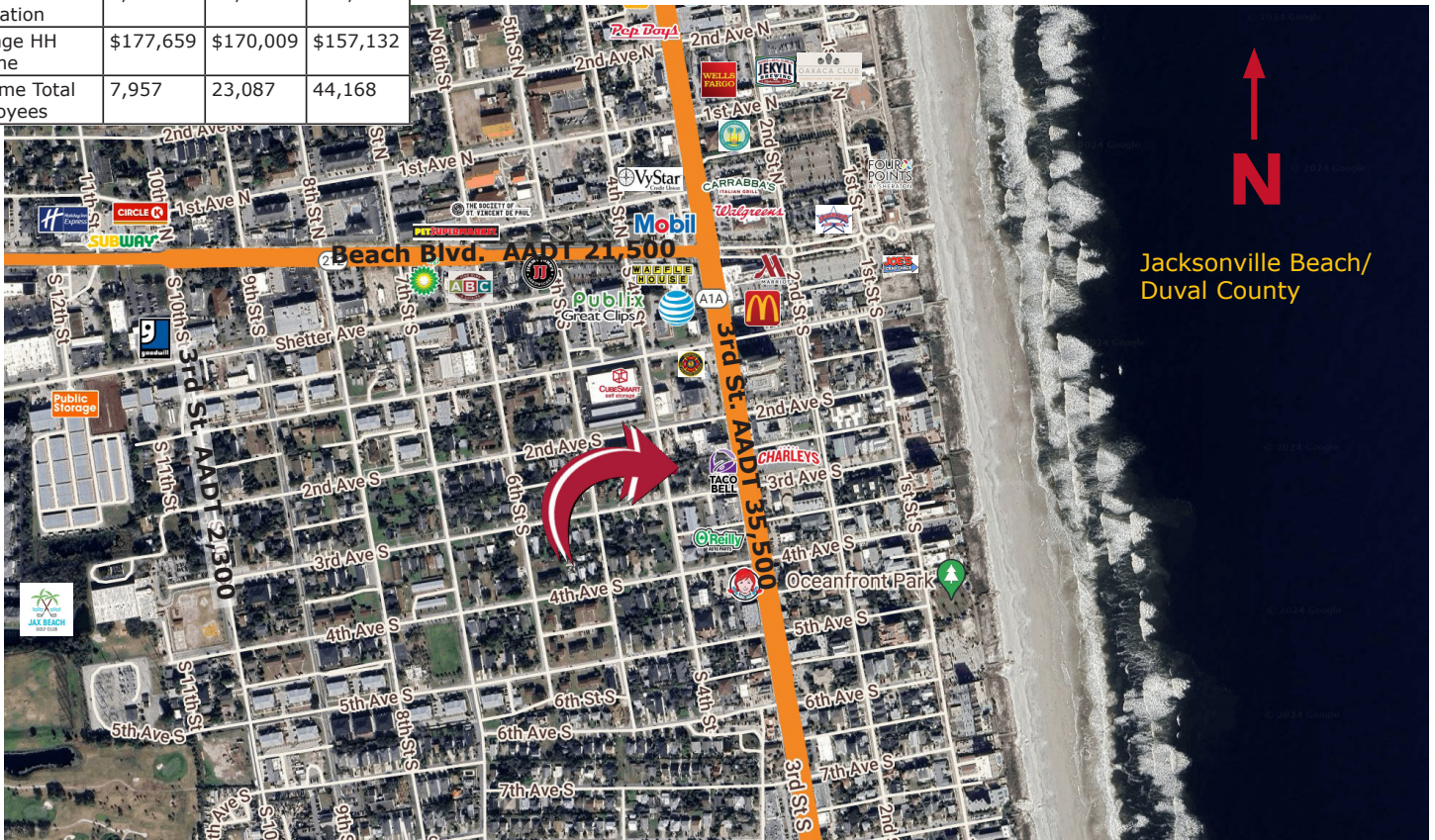
Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

# Floor Plan +/- 1,824 SF



\*Floor plan not to scale

2024 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	8,838	41,146	107,307
Average HH Income	\$177,659	\$170,009	\$157,132
Daytime Total Employees	7,957	23,087	44,168



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