

# FOR SALE

## 215 4TH AVENUE SOUTH

215 4th Ave. S., Jacksonville Beach, FL 32250



### OFFERING SUMMARY

Sale Price:	\$994,875
Building Size:	1,137 SF
Price / SF:	\$875.00
Year Built:	1914
Renovated:	2009
Zoning:	JC-1

### PROPERTY OVERVIEW

This commercial property is situated within walking distance to the Atlantic Ocean. The building is approximately 1,137 +/- SF and is currently being used as a catering kitchen with a custom hood, prep areas and storage. There is one (1) restroom, and outside garage for additional storage. The building sits on approximately .1 +/- acre.

This South Jacksonville Beach location is less than two (2) miles from Baptist Medical Center, and just South of A1A and Beach Blvd. intersection. The C-1 zoning permits a variety of office and retail uses.

### PROPERTY HIGHLIGHTS

- Excellent beach location
- JC-1 zoning
- Charming commercial property with close proximity to Atlantic Ocean and Jax Beach Seawalk Pavilion/Town Square.

*PRESENTED BY:*

**AMANDA KINKADE**

904.635.6376

amanda@kinkadecommercial.com



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**215 4TH AVE. SOUTH**



2929 Plummer Cove Rd., Suite 2  
Jacksonville, FL 32223

215 4th Ave. S., Jacksonville Beach, FL 32250



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**ADDITIONAL PHOTOS**



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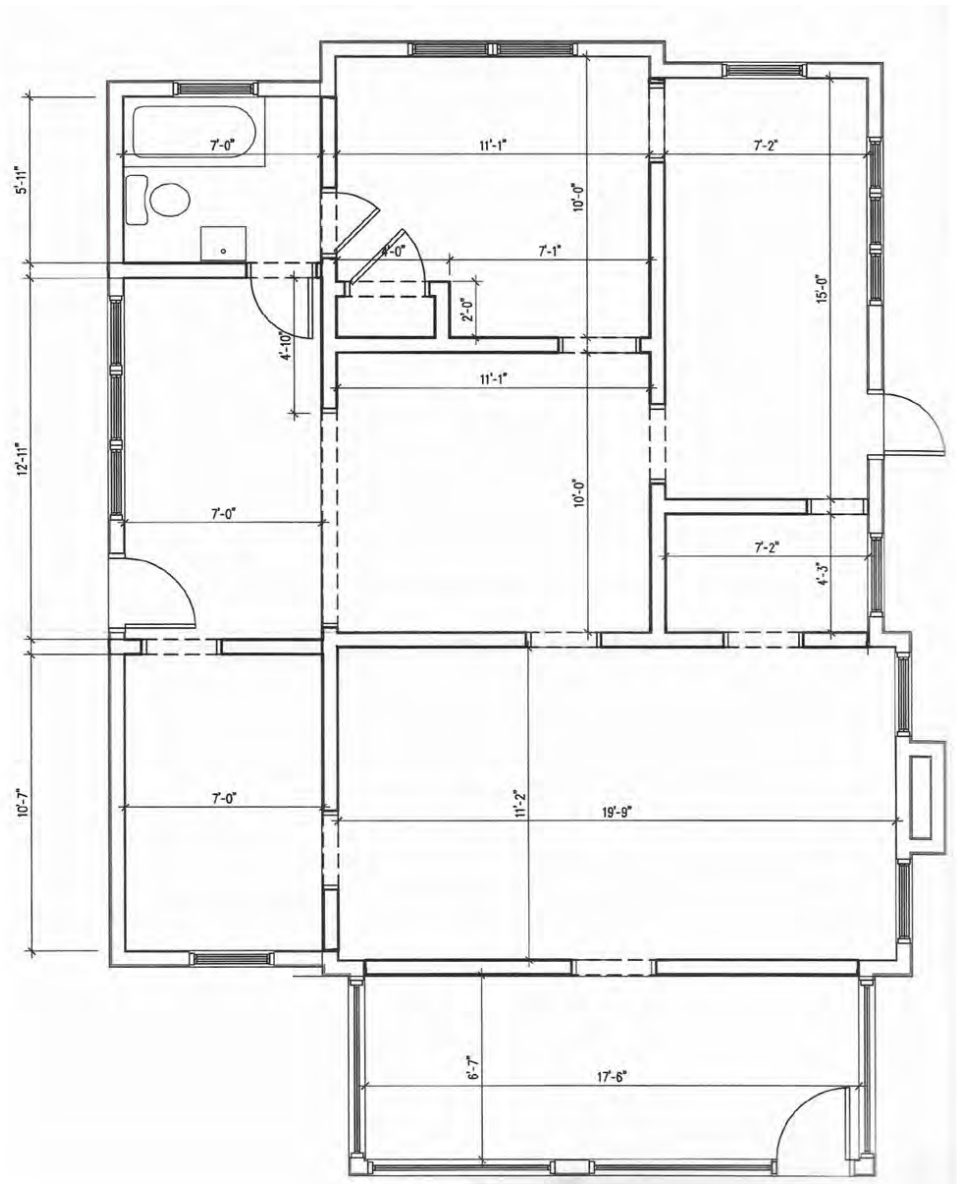
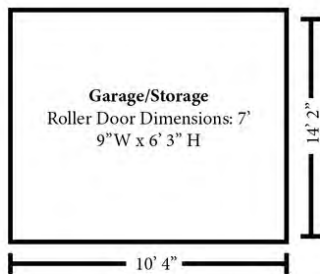
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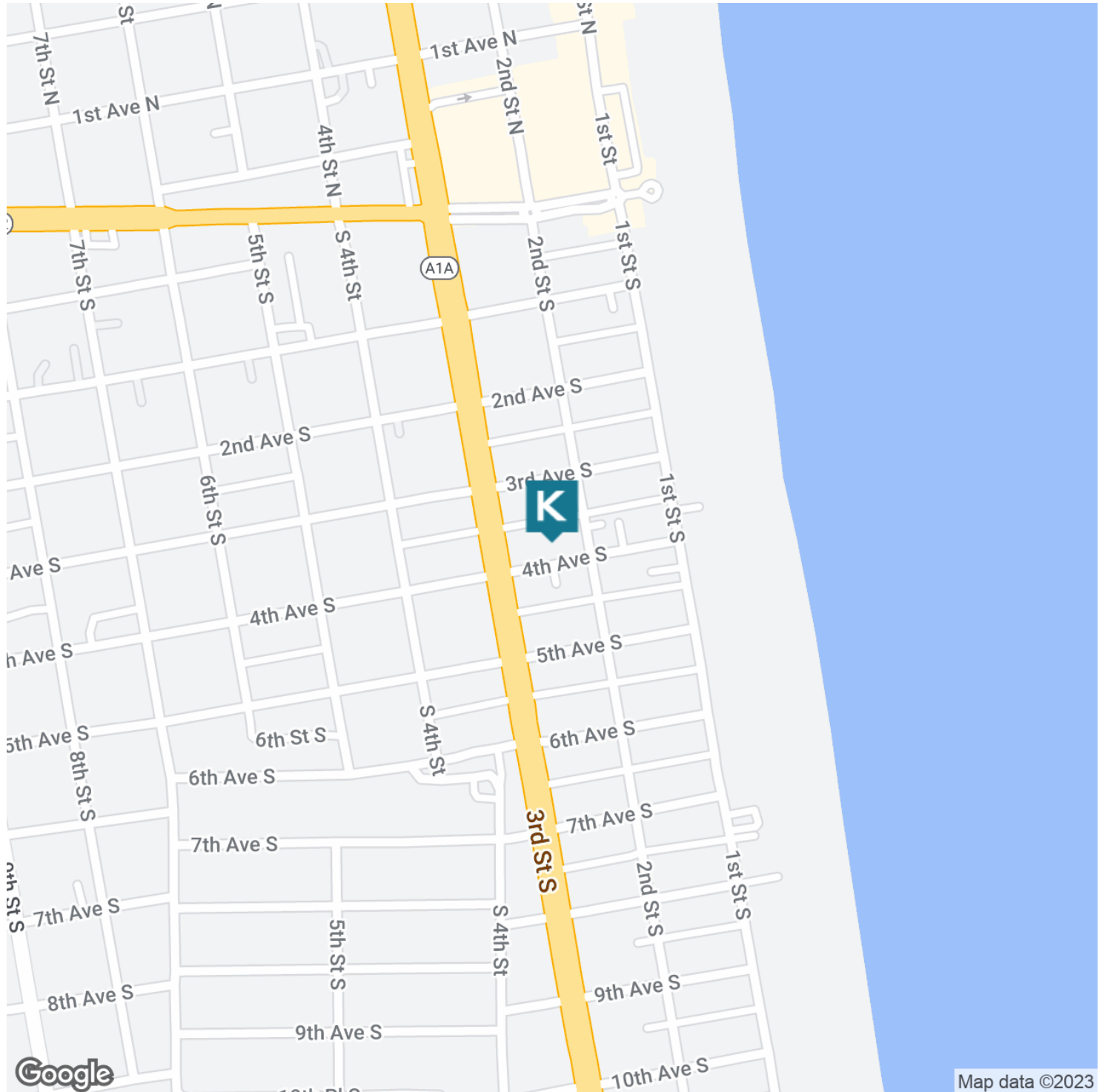
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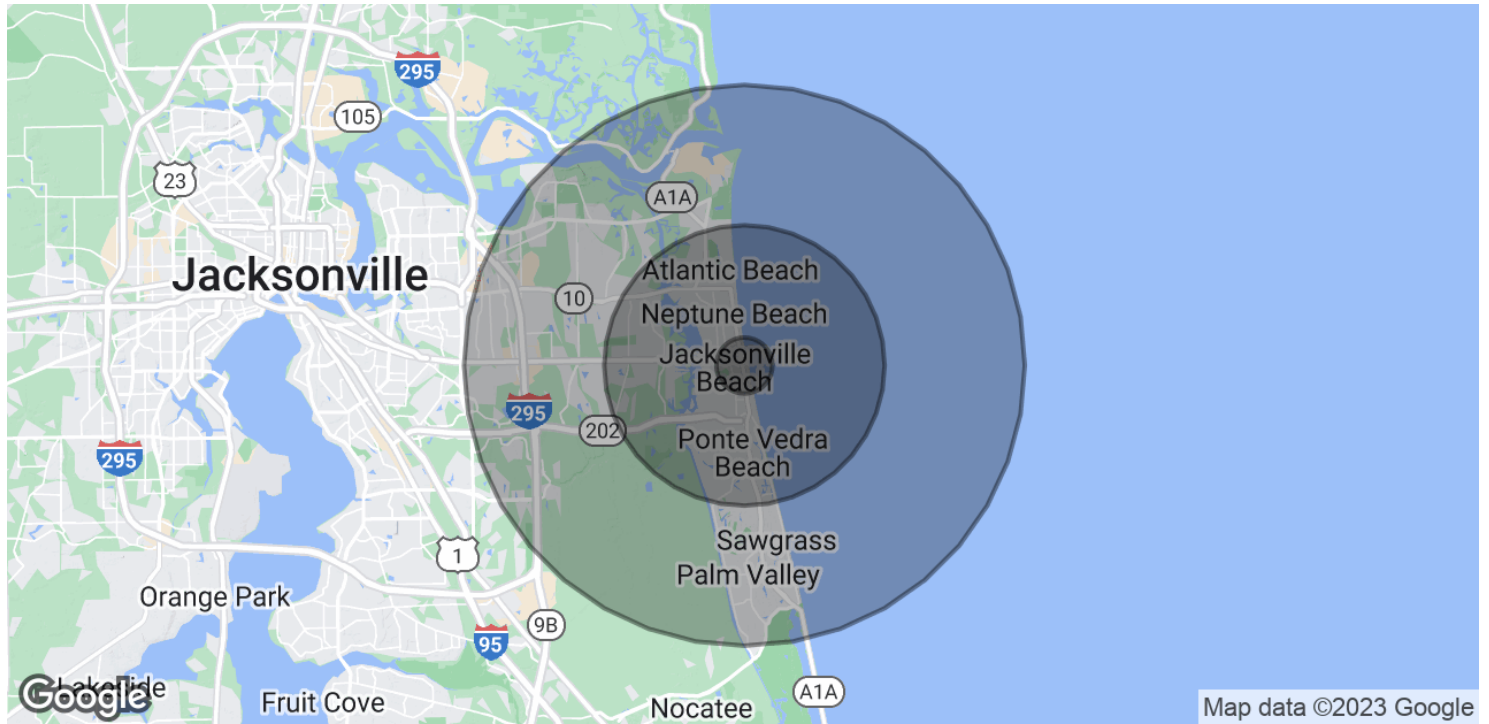
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,445	92,907	257,656
Average Age	42.3	42.3	39.1
Average Age (Male)	38.9	41.4	38.1
Average Age (Female)	44.8	43.4	39.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,686	44,930	113,154
# of Persons per HH	1.7	2.1	2.3
Average HH Income	\$94,248	\$108,849	\$97,247
Average House Value	\$498,121	\$419,978	\$324,785

\* Demographic data derived from 2020 ACS - US Census

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