

**LEASE**

# Former Primary Care Facility

**2344 3RD ST S**

Jacksonville Beach, FL 32250

**COLIN NICHOLSON III, CCIM**

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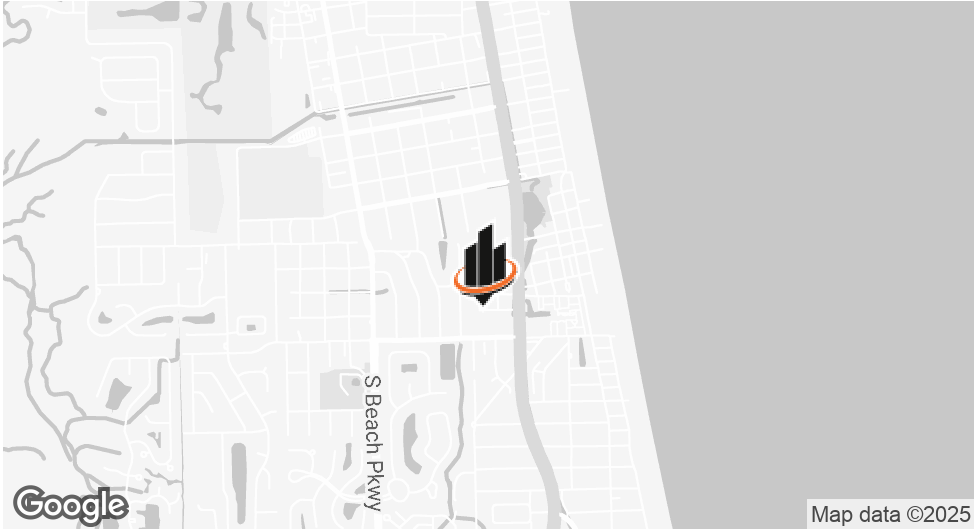
**PRESENTED BY:**

**ANTHONY MIGLIORE**

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$24.50 SF/yr (NNN)
BUILDING SIZE:	6,400 SF
AVAILABLE SF:	4,000 - 5,400 SF
LOT SIZE:	0.29 Acres
RENOVATED:	2023
ZONING:	JC-1
SUBMARKET:	Jacksonville Beach

PROPERTY OVERVIEW

Strategically located, almost newly built-out (2023), former primary care - and more recently - daycare facility, located just off 3rd Street on Jacksonville Beach. Ownership and tenant made a considerable investment into the space with new flooring, LED lighting, paint, faucets, countertops and monument signage. New and very prominent signage on 3rd Street. Would work great for indoor daycare or even a PT practice.

PROPERTY HIGHLIGHTS

- Open floorplan
- Recent buildout (2023)
- Excellent, strategic location

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## ADDITIONAL PHOTOS



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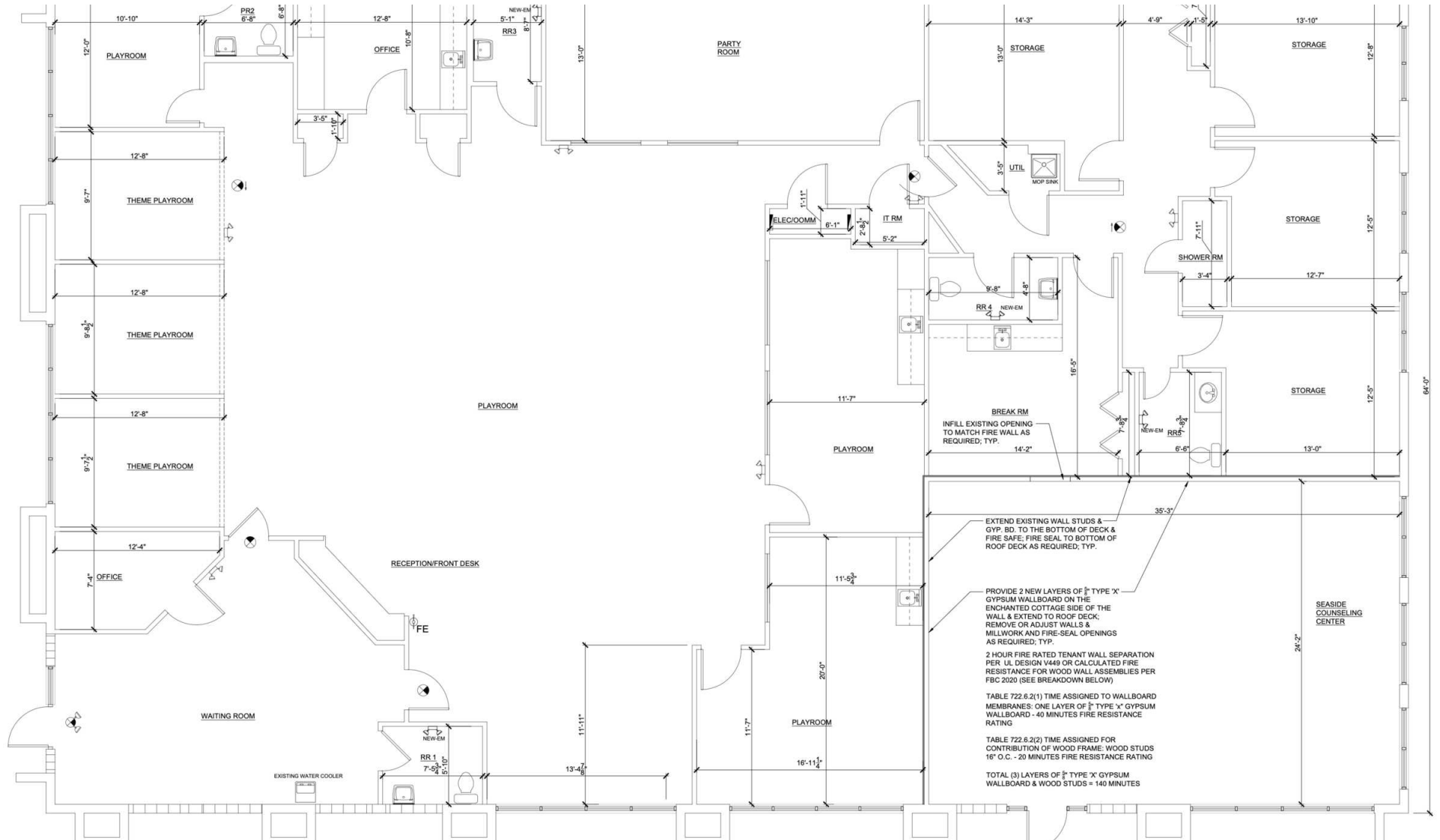
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# FLOOR PLANS



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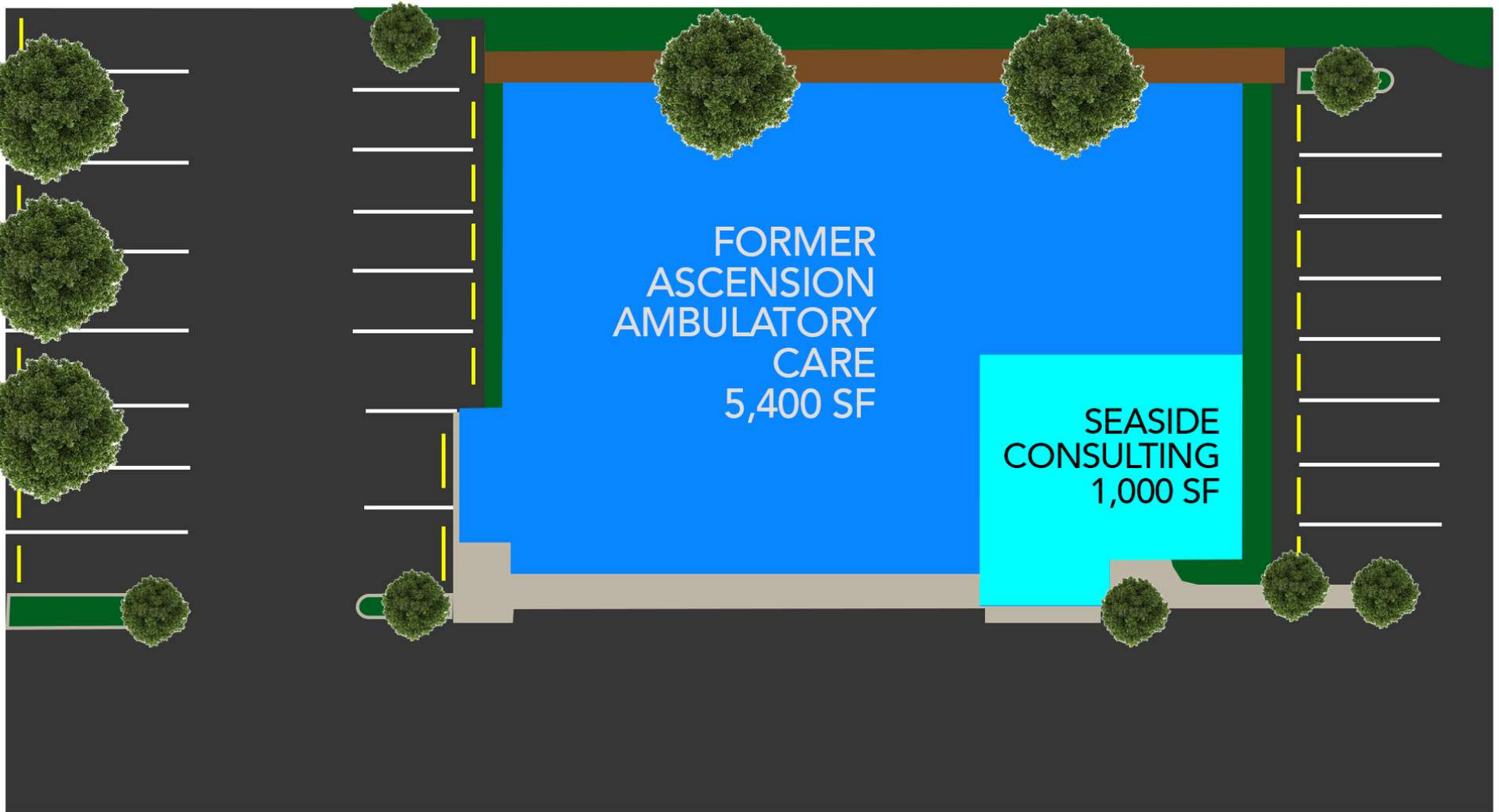
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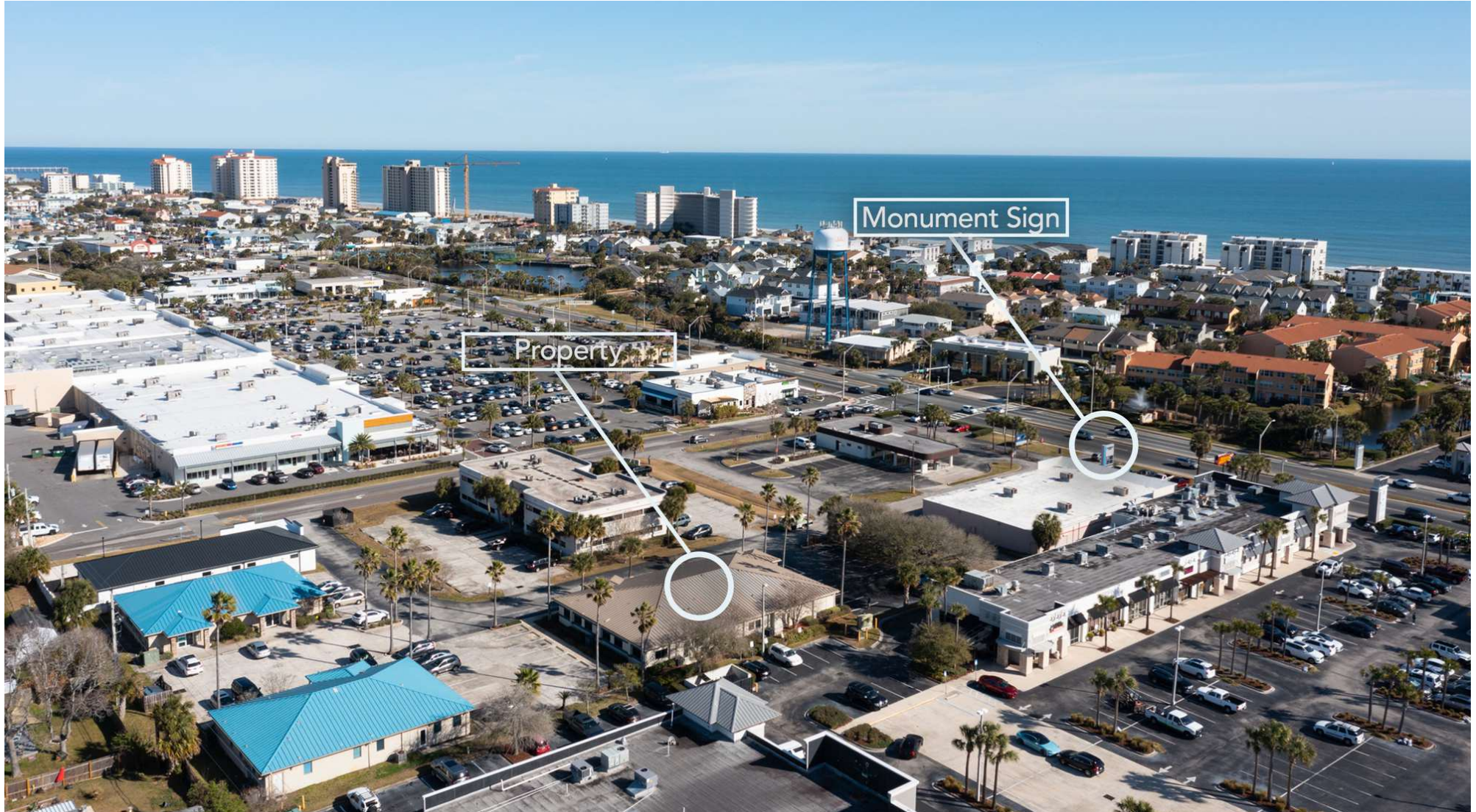
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AMENITIES MAP



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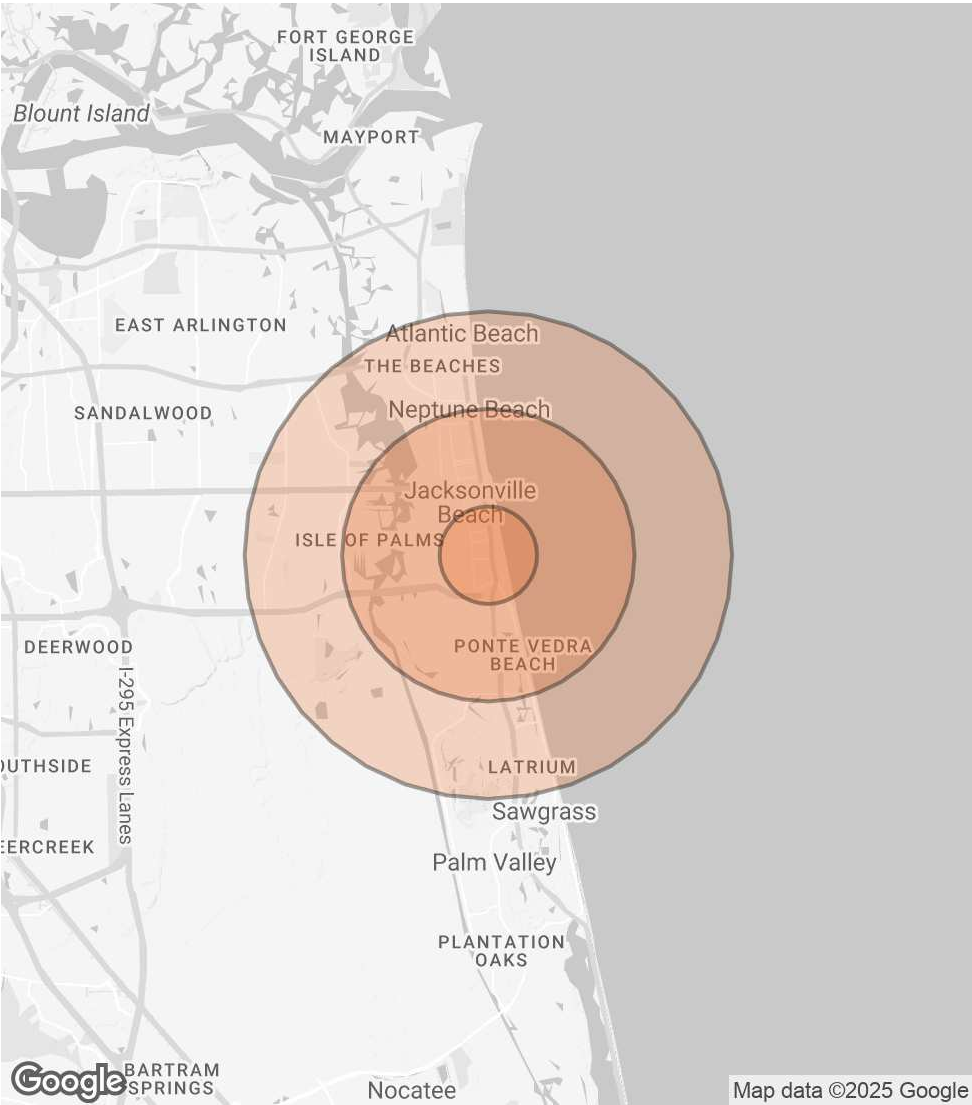


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,375	31,880	71,942
AVERAGE AGE	42.5	41.2	40.4
AVERAGE AGE (MALE)	41.7	40.2	39.6
AVERAGE AGE (FEMALE)	43.5	42.0	41.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,569	14,196	31,295
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$90,081	\$85,374	\$85,019
AVERAGE HOUSE VALUE	\$494,249	\$383,583	\$344,710

\* Demographic data derived from 2020 ACS - US Census



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