

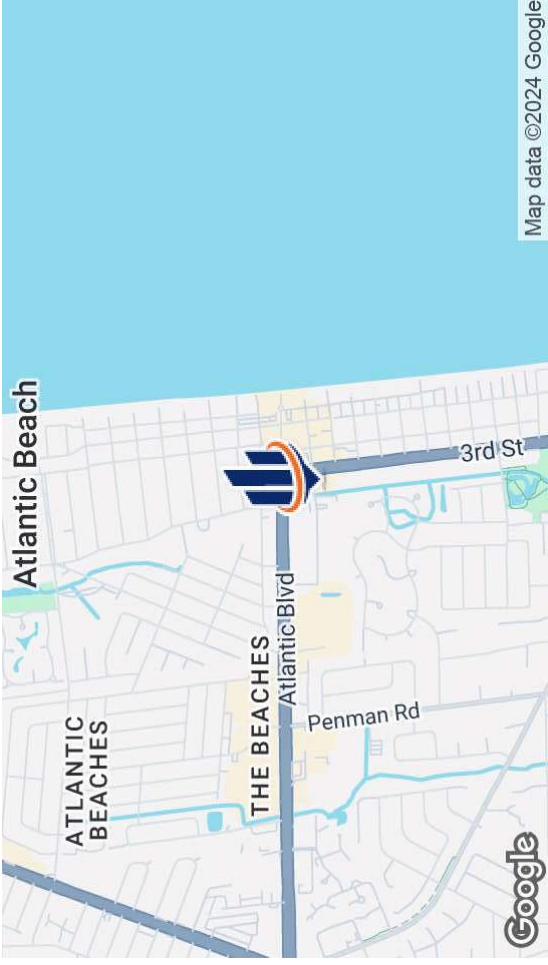


FOR LEASE RETAIL PROPERTY BROKER/OWNER

240 S 3RD ST
JACKSONVILLE BEACH, FL 32250

Colin Nicholson III, CCIM
President
904.281.1990
cnicholson@svn.com

Broker /Owner Property



OFFERING SUMMARY

Price/SF:	\$37.00/SF NNN
Renovated:	2013
Zoning:	JC-1
Market:	Jacksonville
Submarket:	Jacksonville Beach
Traffic Count:	41,043

PROPERTY OVERVIEW

Experience the prime visibility and strategic location of the retail property at 240 S 3rd St, Jacksonville Beach, FL. Situated on a prominent hard corner with a stoplight and turn lanes, this area offers unparalleled exposure and easy access to Butler Blvd (SR202) and Beach Blvd (US90). Surrounding the property are popular attractions such as Adventure Landing, and Jacksonville Beach Fishing Pier, making it an ideal spot for Retail and Street Retail investors and tenants seeking high visibility, convenient accessibility, and a vibrant commercial environment.

PROPERTY HIGHLIGHTS

- Prime 7,011 SF retail building with JC-1 Zoning.
- Property has prominent presence in the heart of Jacksonville Beach.
- 4,791sf first floor, second floor can be expanded to 2,220sf totaling 7,011sf. Renovated in 2013 for modern appeal.
- Large roll up delivery door accessed through service ally
- Highly visible hard corner location with signal and turn lane. Convenient access to Beach Blvd and Butler Blvd.
- Renovated in 2013 for modern appeal.
- Listing Website: <https://buildout.com/website/563482-lease>

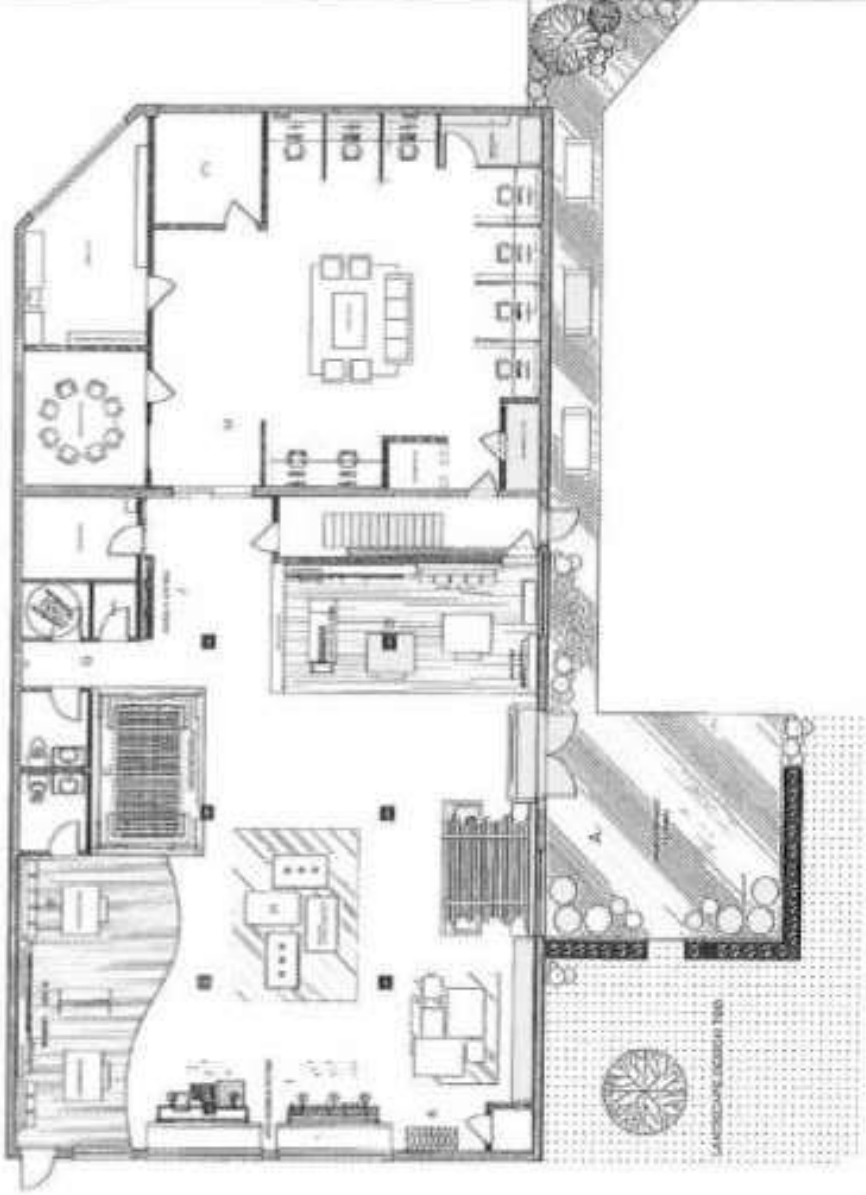
Floor Plan

SALT LIFE // FLAGSHIP STORE / JACKSONVILLE, FL

FOR BID ONLY / V 1.0 // 09/14/11

NOV 2011

- A. Base cabinet
 - 1. Solid sheathing and blocking over to the structure
 - 2. 1/2" plywood sheathing
 - 3. 1/2" x 4" studs and blocking
 - 4. 1/2" x 4" studs and blocking
 - 5. 1/2" x 4" studs and blocking
 - 6. 1/2" x 4" studs and blocking
 - 7. 1/2" x 4" studs and blocking
 - 8. 1/2" x 4" studs and blocking
 - 9. 1/2" x 4" studs and blocking
 - 10. 1/2" x 4" studs and blocking
 - 11. 1/2" x 4" studs and blocking
 - 12. 1/2" x 4" studs and blocking
 - 13. 1/2" x 4" studs and blocking
 - 14. 1/2" x 4" studs and blocking
 - 15. 1/2" x 4" studs and blocking
 - 16. 1/2" x 4" studs and blocking
 - 17. 1/2" x 4" studs and blocking
 - 18. 1/2" x 4" studs and blocking
 - 19. 1/2" x 4" studs and blocking
 - 20. 1/2" x 4" studs and blocking
 - 21. 1/2" x 4" studs and blocking
 - 22. 1/2" x 4" studs and blocking
 - 23. 1/2" x 4" studs and blocking
 - 24. 1/2" x 4" studs and blocking
 - 25. 1/2" x 4" studs and blocking
 - 26. 1/2" x 4" studs and blocking
 - 27. 1/2" x 4" studs and blocking
 - 28. 1/2" x 4" studs and blocking
 - 29. 1/2" x 4" studs and blocking
 - 30. 1/2" x 4" studs and blocking
 - 31. 1/2" x 4" studs and blocking
 - 32. 1/2" x 4" studs and blocking
 - 33. 1/2" x 4" studs and blocking
 - 34. 1/2" x 4" studs and blocking
 - 35. 1/2" x 4" studs and blocking
 - 36. 1/2" x 4" studs and blocking
 - 37. 1/2" x 4" studs and blocking
 - 38. 1/2" x 4" studs and blocking
 - 39. 1/2" x 4" studs and blocking
 - 40. 1/2" x 4" studs and blocking
 - 41. 1/2" x 4" studs and blocking
 - 42. 1/2" x 4" studs and blocking
 - 43. 1/2" x 4" studs and blocking
 - 44. 1/2" x 4" studs and blocking
 - 45. 1/2" x 4" studs and blocking
 - 46. 1/2" x 4" studs and blocking
 - 47. 1/2" x 4" studs and blocking
 - 48. 1/2" x 4" studs and blocking
 - 49. 1/2" x 4" studs and blocking
 - 50. 1/2" x 4" studs and blocking
 - 51. 1/2" x 4" studs and blocking
 - 52. 1/2" x 4" studs and blocking
 - 53. 1/2" x 4" studs and blocking
 - 54. 1/2" x 4" studs and blocking
 - 55. 1/2" x 4" studs and blocking
 - 56. 1/2" x 4" studs and blocking
 - 57. 1/2" x 4" studs and blocking
 - 58. 1/2" x 4" studs and blocking
 - 59. 1/2" x 4" studs and blocking
 - 60. 1/2" x 4" studs and blocking
 - 61. 1/2" x 4" studs and blocking
 - 62. 1/2" x 4" studs and blocking
 - 63. 1/2" x 4" studs and blocking
 - 64. 1/2" x 4" studs and blocking
 - 65. 1/2" x 4" studs and blocking
 - 66. 1/2" x 4" studs and blocking
 - 67. 1/2" x 4" studs and blocking
 - 68. 1/2" x 4" studs and blocking
 - 69. 1/2" x 4" studs and blocking
 - 70. 1/2" x 4" studs and blocking
 - 71. 1/2" x 4" studs and blocking
 - 72. 1/2" x 4" studs and blocking
 - 73. 1/2" x 4" studs and blocking
 - 74. 1/2" x 4" studs and blocking
 - 75. 1/2" x 4" studs and blocking
 - 76. 1/2" x 4" studs and blocking
 - 77. 1/2" x 4" studs and blocking
 - 78. 1/2" x 4" studs and blocking
 - 79. 1/2" x 4" studs and blocking
 - 80. 1/2" x 4" studs and blocking
 - 81. 1/2" x 4" studs and blocking
 - 82. 1/2" x 4" studs and blocking
 - 83. 1/2" x 4" studs and blocking
 - 84. 1/2" x 4" studs and blocking
 - 85. 1/2" x 4" studs and blocking
 - 86. 1/2" x 4" studs and blocking
 - 87. 1/2" x 4" studs and blocking
 - 88. 1/2" x 4" studs and blocking
 - 89. 1/2" x 4" studs and blocking
 - 90. 1/2" x 4" studs and blocking
 - 91. 1/2" x 4" studs and blocking
 - 92. 1/2" x 4" studs and blocking
 - 93. 1/2" x 4" studs and blocking
 - 94. 1/2" x 4" studs and blocking
 - 95. 1/2" x 4" studs and blocking
 - 96. 1/2" x 4" studs and blocking
 - 97. 1/2" x 4" studs and blocking
 - 98. 1/2" x 4" studs and blocking
 - 99. 1/2" x 4" studs and blocking
 - 100. 1/2" x 4" studs and blocking



LANDSCAPE DESIGN TEAM

DEVELOPER

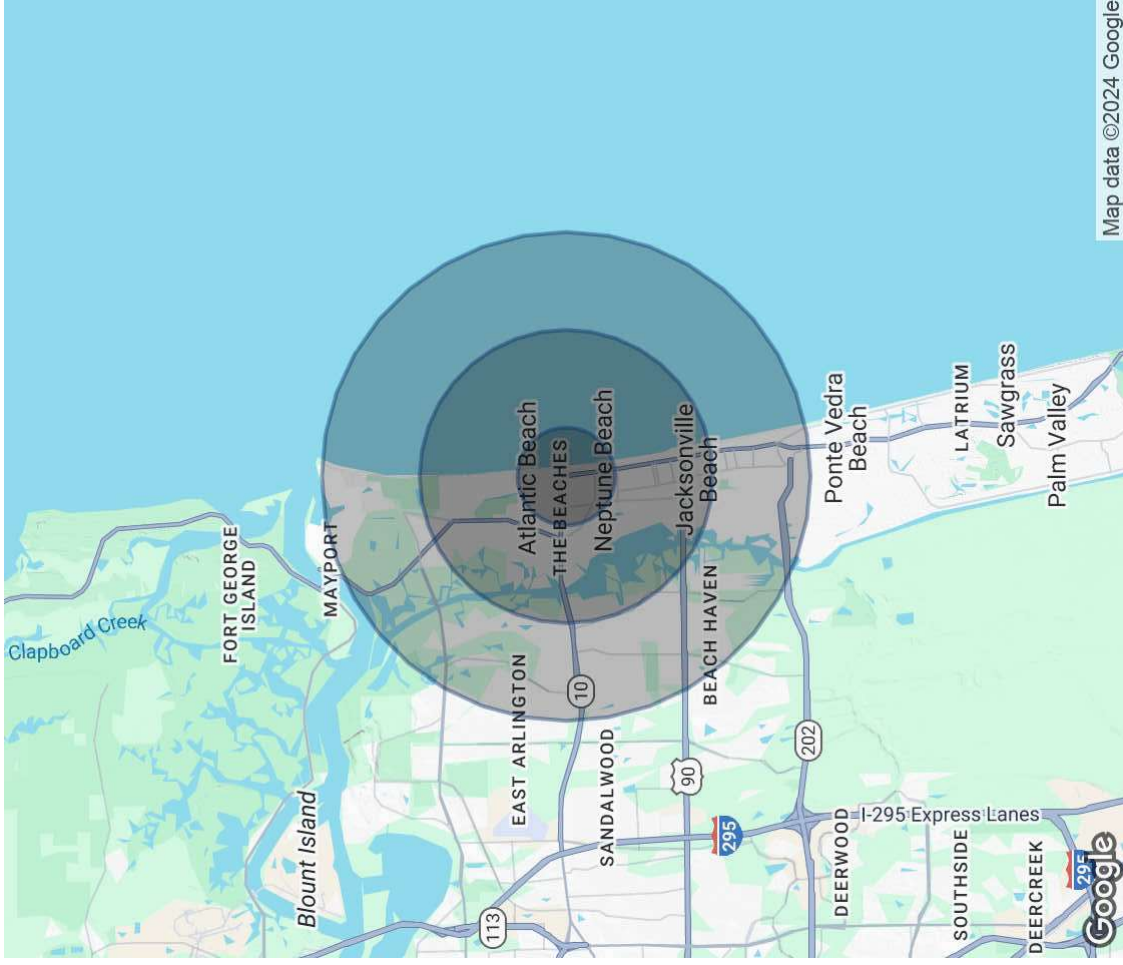
Interior Photos



Population & Household Analytics

	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	9,510	44,940	114,604
Average Age	44	44	42
Average Age (Male)	44	43	41
Average Age (Female)	45	45	43
HOUSEHOLDS & INCOME			
Total Households	4,337	20,446	48,423
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$145,437	\$130,640	\$130,007
Average House Value	\$724,687	\$605,664	\$536,088

Demographics data derived from AlphaMap



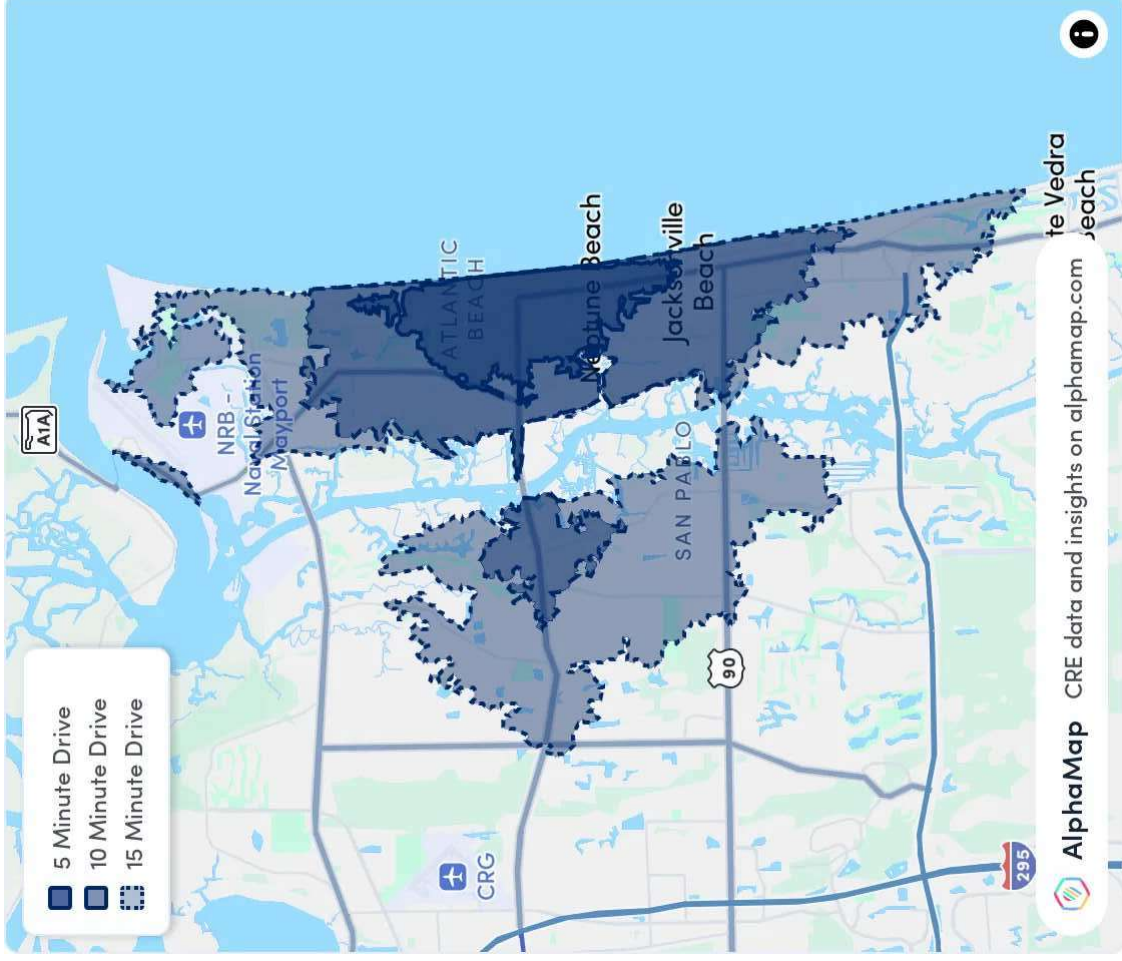
Map data ©2024 Google

Drive Time Analytics

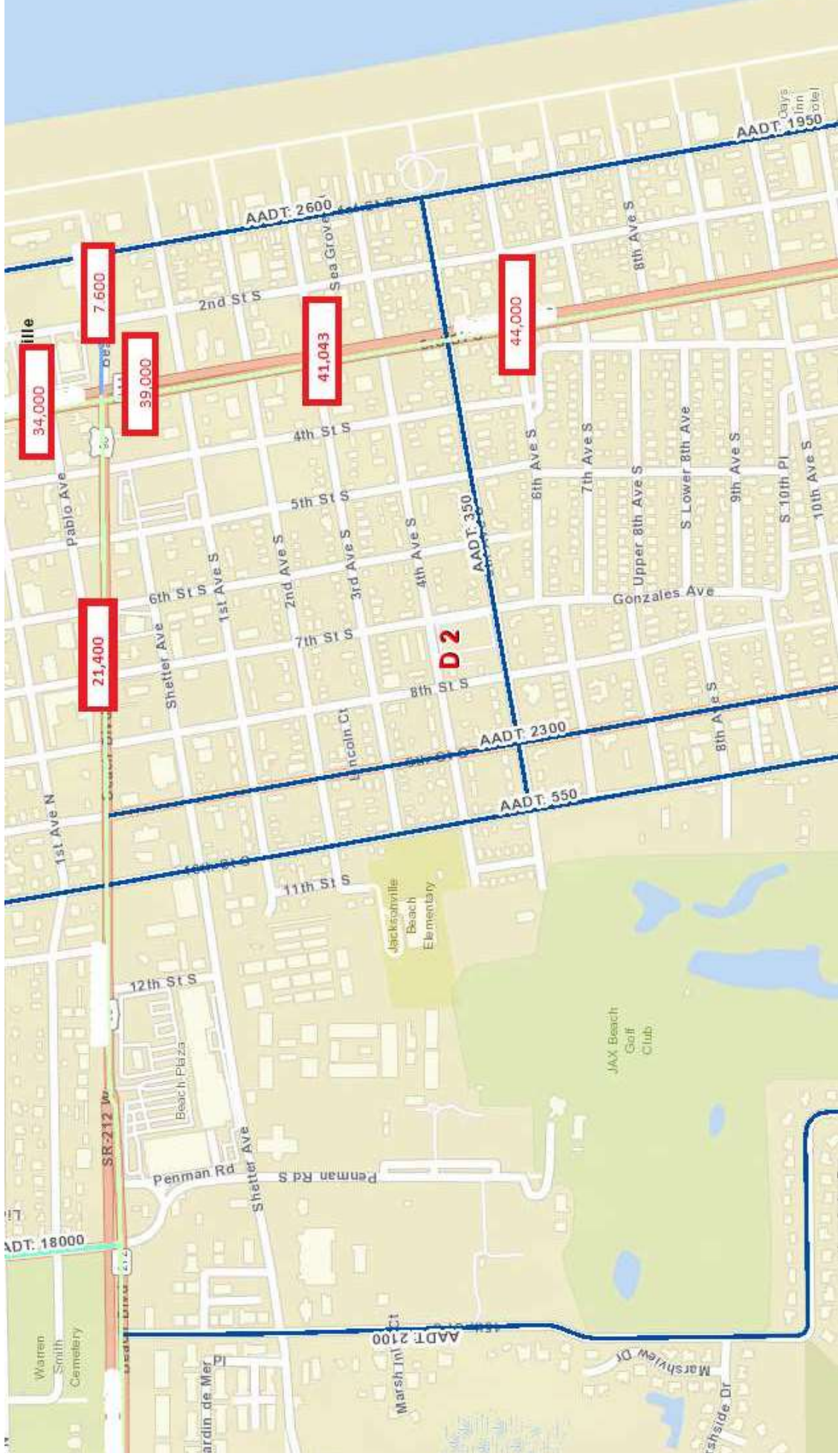
POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	15,605	46,261	91,056
Average Age	45	44	42
Average Age (Male)	44	43	41
Average Age (Female)	46	45	43

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	7,236	21,222	38,094
Persons per HH	2.2	2.2	2.4
Average HH Income	\$151,779	\$125,752	\$125,919
Average House Value	\$731,339	\$582,868	\$524,939
Per Capita Income	\$68,990	\$57,159	\$52,466

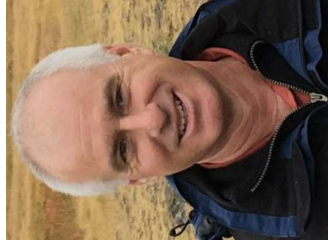
Map and demographics data derived from AlphaMap



Area Traffic Counts



Advisor Bio 1



COLIN NICHOLSON III, CCIM

President

cnicholson@svn.com

Direct: 904.281.1990 | Cell: 904.994.8493

PROFESSIONAL BACKGROUND

Colin is the President of SVN First Coast Commercial and the managing Broker. Colin has been in the commercial real estate industry since in 2005 after having spent 18 years in the sporting goods industry. He owns, leases, and manages commercial properties and understand what an owner needs in order to have real estate assets as part of a profitable investment portfolio. He manages an office of 11 agents in Jacksonville.

Colin, with his team of retail professionals, has provided his clients with numerous site selection and tenant representation services throughout Jacksonville, the state of Florida and the United States. His team has closed transactions in Florida, North Carolina, Alabama, Mississippi, Texas, Arizona, Indiana, Michigan, Nevada, Missouri, Ohio, Virginia, Maryland and South Carolina using the franchise network affiliation.

Colin has opened numerous national retail chain stores, performed site selection work for a regional climatized storage company and opened several sites for plasma collection related to the pharmaceutical industry. During the recession years of 2008 to 2012, he has specialized in the REO arena and assisted 4 banks in the disposition of their REO portfolio and understands how to work with the banks to preserve their capital related to their REO portfolio. As a result, due to the downturn in the economy, Colin has aggressively marketed and filled several large retail and office properties whose occupancies had dropped below 35%. Because of his strategy, he raised the occupancy levels to above 90 % in each location. This was done by instituting an aggressive marketing program that included aggressively marketing to nearby tenants to help fill the vacant space.

EDUCATION

Wake Forest University BA

MEMBERSHIPS

CCIM