

NEPTUNE BEACH  
OFFICES  
FOR LEASE

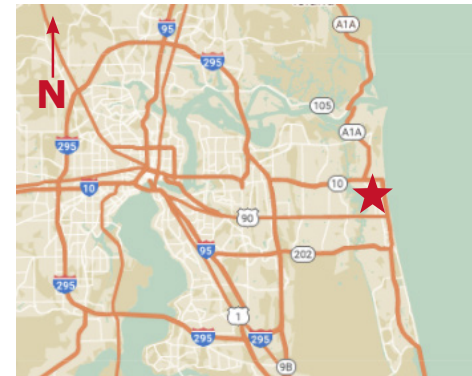
## Ocean Office Plaza

302 3rd Street, Neptune Beach, FL 32266



### Available Spaces:

- Suites 5/7: \$4,400/Month  
+/-1,750 SF - (demisable to 825 SF)
- Suites 6/8: \$4,700/Month +/-1,900 SF
- Tenant responsible for utilities and janitorial
- Available Immediately
- Zoning: C1 - office, medical, professional
- Rare beachside offices on 3rd St. with efficient floorplans. Spaces are currently configured for single tenant use but could be demised to accommodate two smaller tenants
- Parking Ratio: 5/1000SF
- Located on A1A in Neptune Beach close to residential, retail, and walking distance to the Atlantic Beach Town Center



2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	9,523	46,043	111,247
Average HH Income	\$174,866	\$155,247	\$152,513
Daytime Total Employees	4,933	20,506	40,206



**STRATEGIC SITES**  
Clifford Commercial

JC Clifford  
jcc@strategicsites.com

OR  
Kate Clifford  
kate@strategicsites.com

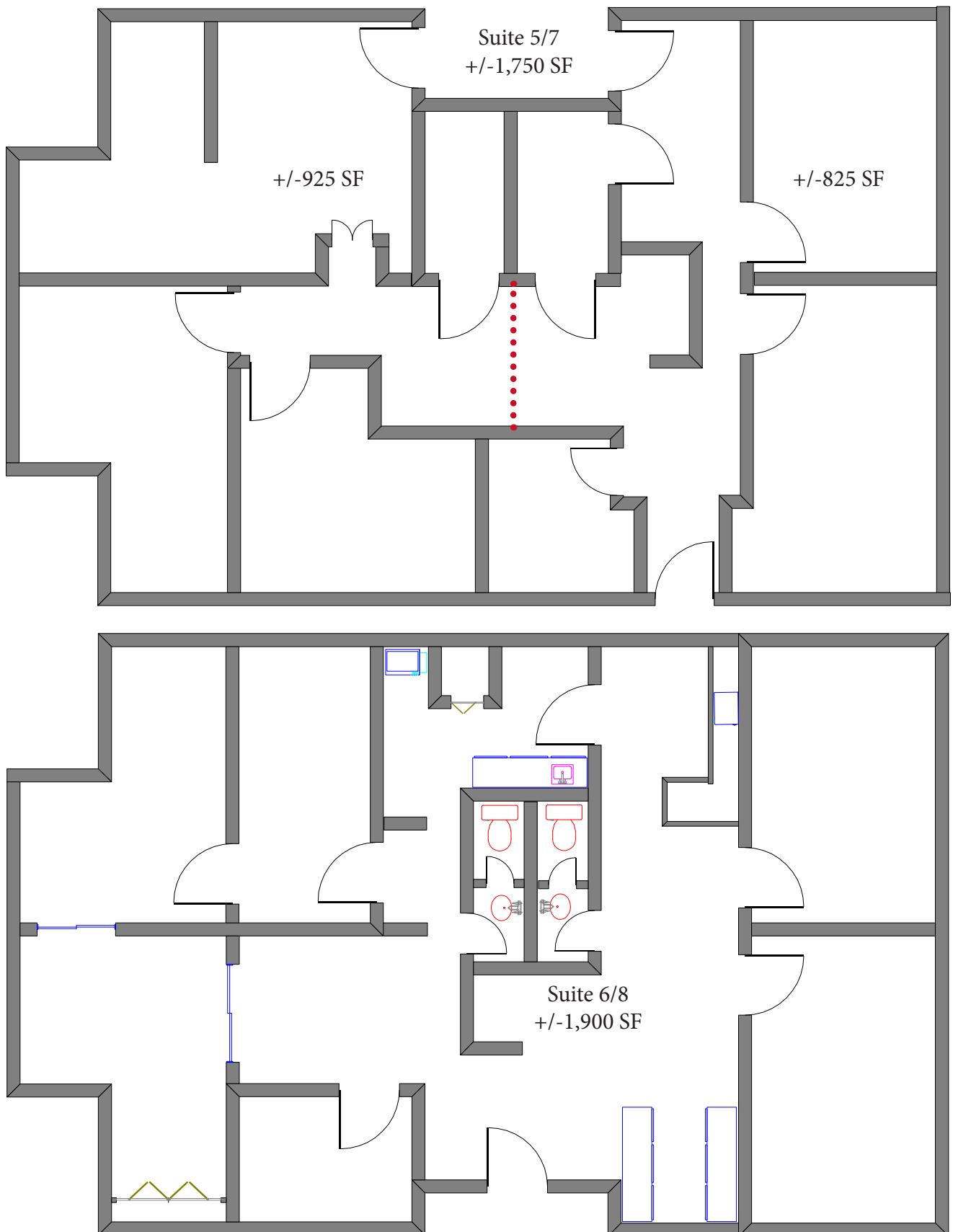
For Additional  
Information Contact:

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 Plans



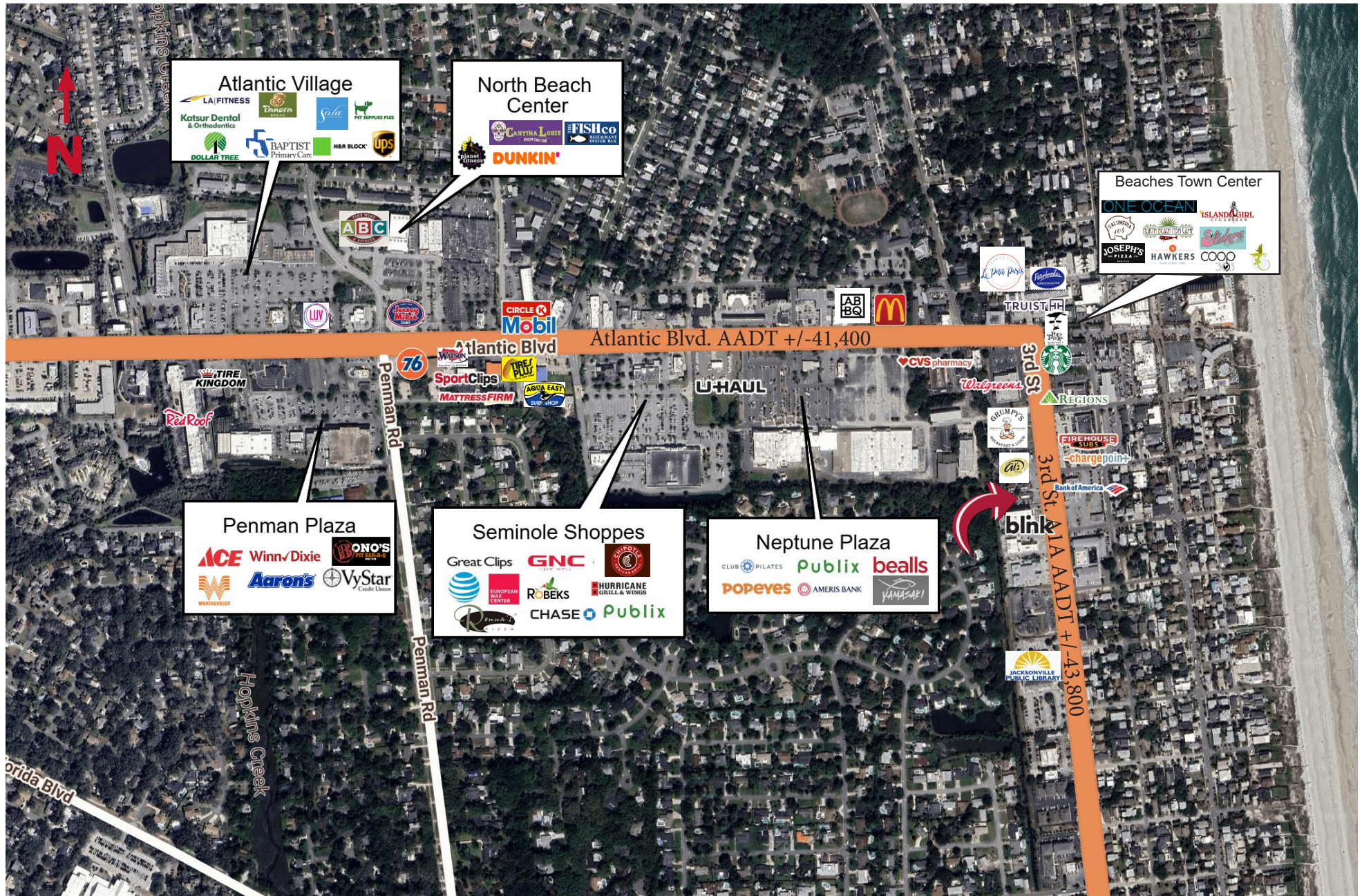
422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ [www.strategicsites.com](http://www.strategicsites.com)

**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



Aerial



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