



FOR SALE

Former Salt Life Retail Store

240 S 3RD ST

Jacksonville Beach, FL 32250

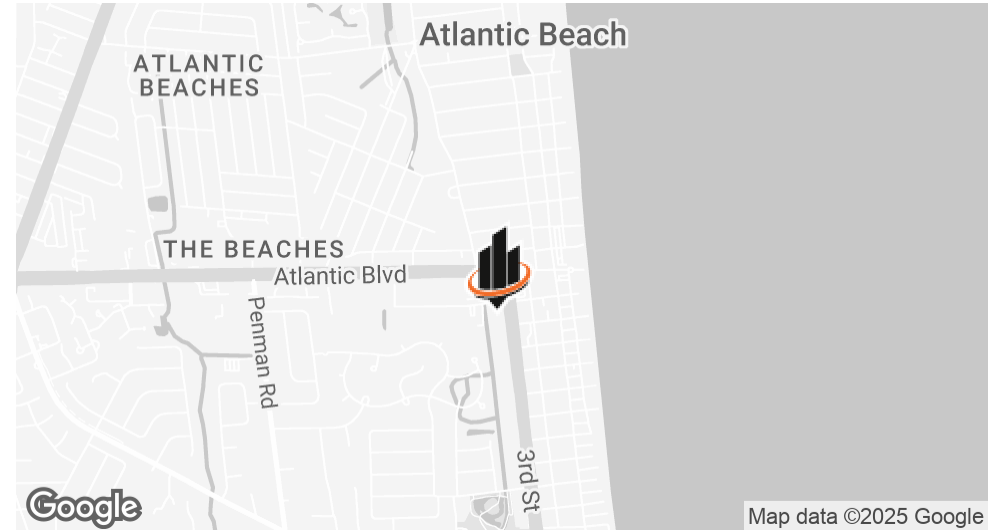
PRESENTED BY:

COLIN NICHOLSON III, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,300,000
NUMBER OF UNITS:	1
OCCUPANCY	Vacant
LOT SIZE:	12,502 SF
BUILDING SIZE:	7,193 SF
AVAILABILITY	Ready for immediate occupancy

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PROPERTY DESCRIPTION

Exceptional retail opportunity at 240 S 3rd St, Jacksonville Beach, FL. This 7,193 SF building which was renovated in 2013, is highly visible, with unique architecture and within the heart of Jacksonville Beach. Zoned JC-1, the property assures prime visibility and accessibility, boasting a recent remodel, hard corner positioning with a stoplight, and easy accessibility to Beach Blvd and J Turner Butler. With the added convenience of a non-street loading alley and a roll-up door, this building offers an irresistible package for retail and street retail investors.

PROPERTY HIGHLIGHTS

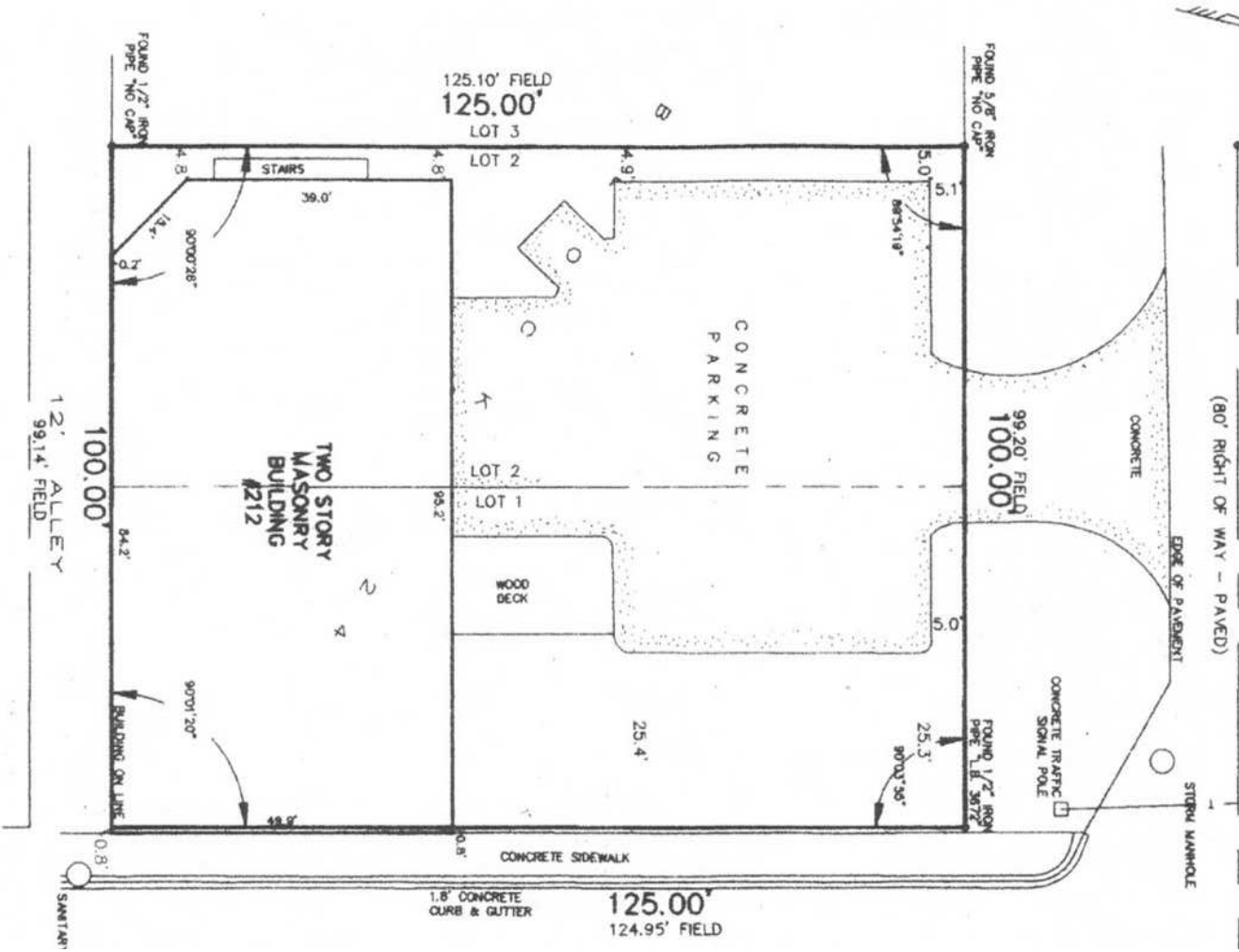
- - Prime 7,193 SF retail building with JC-1 zoning
- - Renovated in 2013 for modern appeal
- - Highly visible hard corner location with stop light

SURVEY

ALL OF LOTS 1 AND 2, BLOCK 24, PABLO BEACH SOUTH AS RECORDED IN PLAT BOOK 3 PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

2nd AVENUE SOUTH

(80' RIGHT OF WAY - PAVED)



- NOTES:
- THIS IS A BOUNDARY SURVEY.
 - ANGLES ARE AS PER FIELD MEASUREMENT.
 - NO BUILDING RESTRICTIONS AS PER PLAT.
 - NORTH PROTRACTED FROM PLAT.

THE PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X" AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 10078 0001 D REVISED APRIL 17, 1989 FOR THE CITY OF JACKSONVILLE BEACH, FLORIDA.

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ADDITIONAL PHOTOS

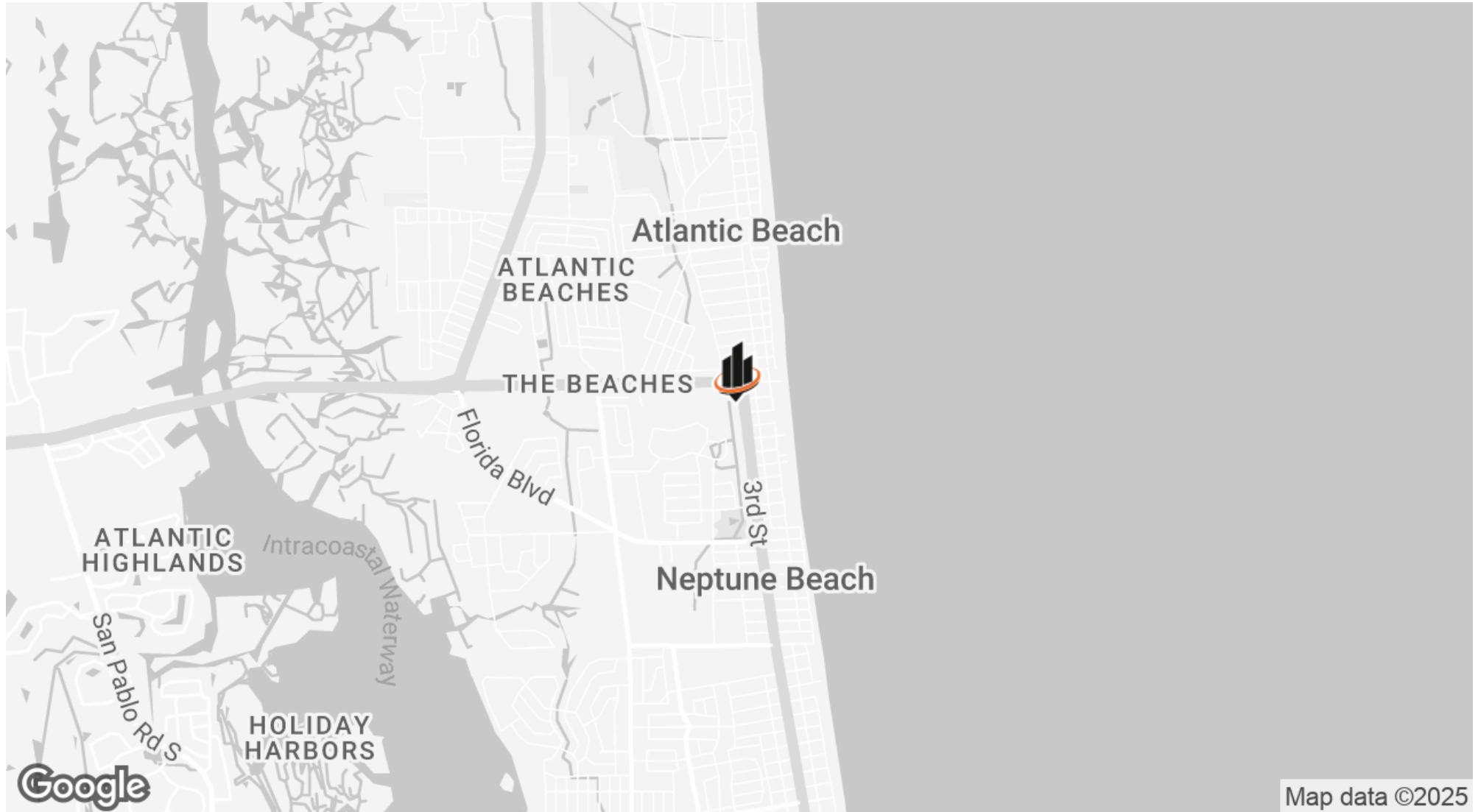


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

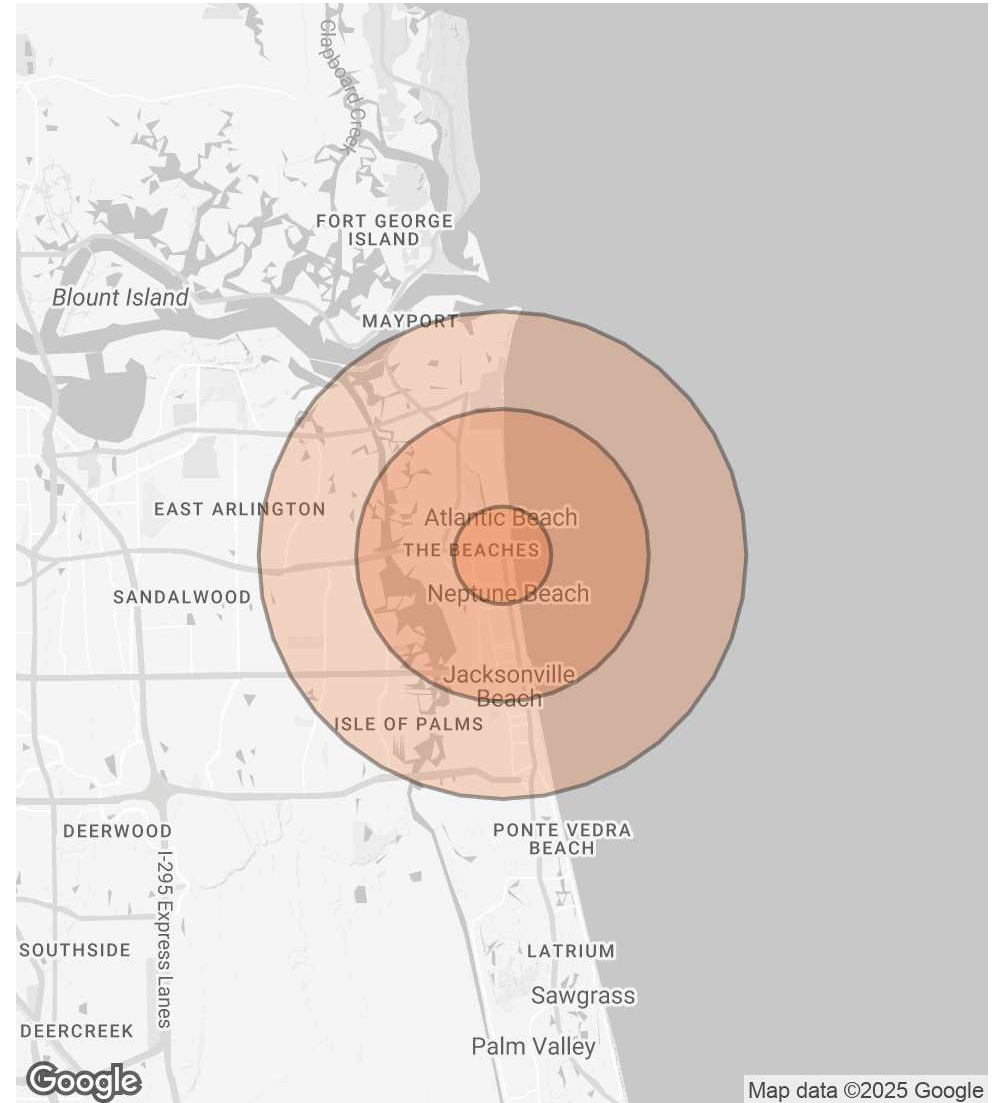
POPULATION

	1 MILE	3 MILES	5 MILES
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

	1 MILE	3 MILES	5 MILES
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



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ABOUT SVN



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The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

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