

TOWN CENTER AT 6TH AVE NORTH

RETAIL/
OFFICE
FOR
LEASE

102 6TH AVE N
JACKSONVILLE BEACH, FL
32250



Property Overview



LICENSED REAL ESTATE BROKER



AVAILABLE
2,400 ± SF



ZONING:
C1



AVG TRAFFIC COUNT:
A1A/3RD ST N
34,500 ±



CLASS A



LOCATION:
JAX BEACH

Secure your spot in the heart of Downtown Jacksonville Beach. This Class A retail unit in Town Center at 6th Ave North is located one block from beach access and across from the iconic Casa Marina Hotel & Restaurant. The unit is fully built out as a turn-key office space. This location offers a strong retail mix in an established neighborhood. Perfect for retail, office, or specialty concepts looking to capture both local regulars, beach-going visitors, and tourists.



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Property Highlights

- **\$34/SF + NNN**
- **2,400 SF**
- **CLASS A RETAIL/OFFICE**
- **TURN-KEY SPACE IN EXCELLENT CONDITION**
- **OFFICE LAYOUT**
- **LOCATED IN THE HEART OF DOWNTOWN JAX BEACH**
- **DEDICATED ON-SITE PARKING**
- **1 MINUTE WALK TO BEACH ACCESS**
- **ACROSS FROM ICONIC CASA MARINA**
- **34,500 ± VPD ON A1A NORTH / 3RD ST N**



Aerial Map



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