



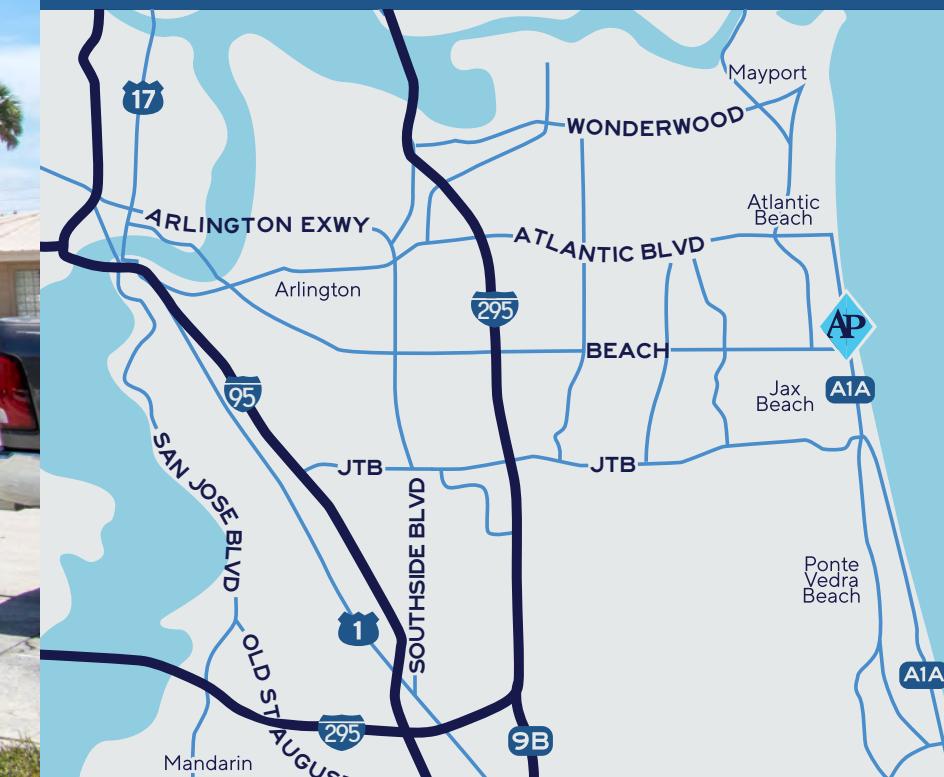
# SEASIDE PLAZA

204-216 3<sup>rd</sup> Avenue S | Jacksonville Beach, FL 32250



## QUICK FACTS

- ◆ Two blocks from the Atlantic Ocean
- ◆ Receives high volume of traffic from Jacksonville Beach
- ◆ Popular tenants include Angie's Grom
- ◆ Average household income for immediate area exceeds \$139k



904.992.9000 ♦ [leasing@ashproperties.com](mailto:leasing@ashproperties.com)

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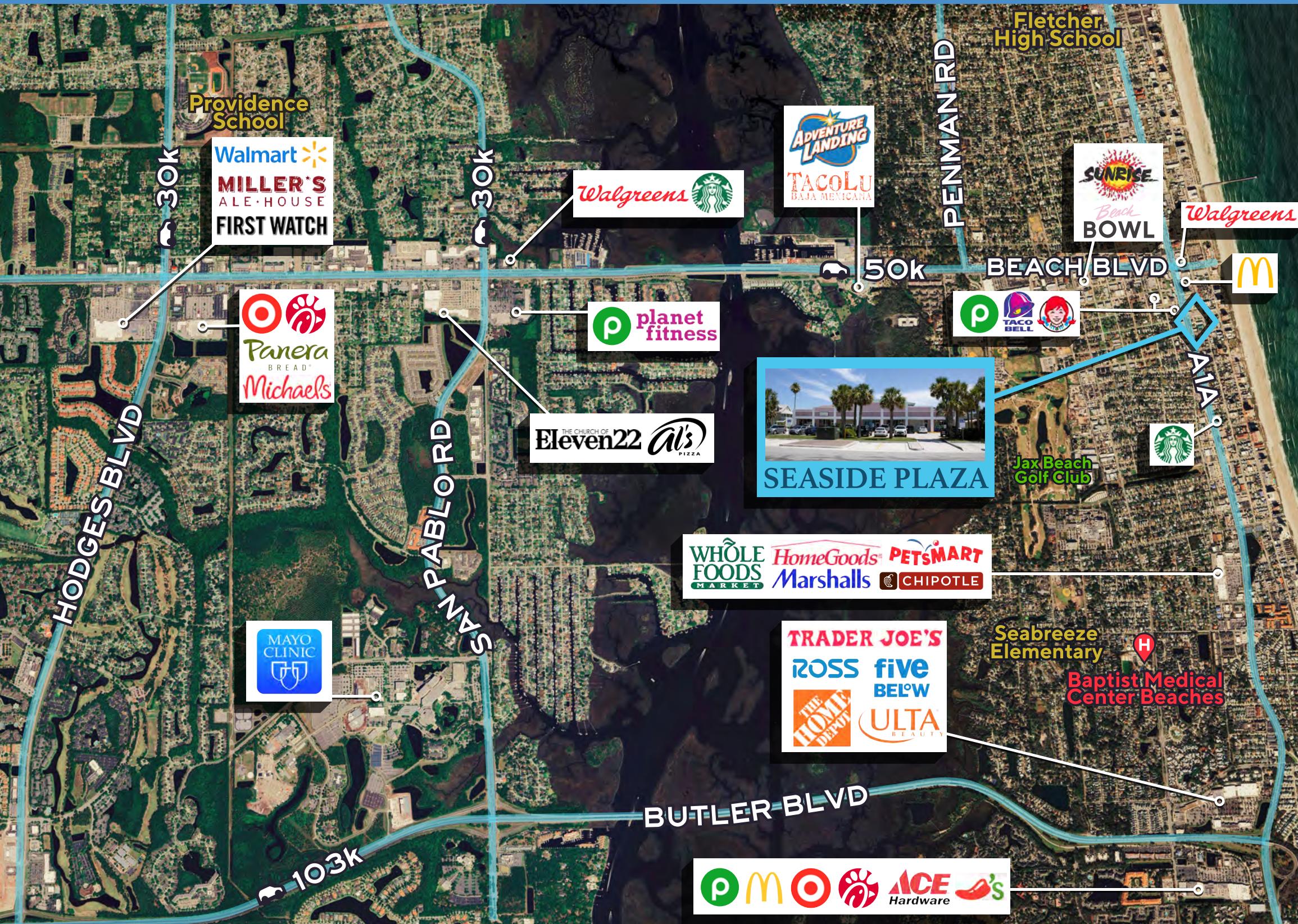
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## DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	8,563	41,465	103,534
Households	4,490	19,780	46,696
Average HH Income	\$128,768	\$141,577	\$139,150

## NEARBY BUSINESS, RETAIL AND RESIDENTIAL



### The Beaches

Seaside Plaza is a one-minute walk to the sand of Jacksonville Beach which is a constant driver of traffic from locals and tourists alike



### Shopping

Abundant shopping within a 5-minute drive includes Publix, HomeGoods, Marshall's, Whole Foods, Target, Trader Joe's, Home Depot, Ross, Ulta, Five Below



### Dining

In addition to many national restaurant chains, the area is dominated by popular local hotspots which include Tacolu, Cruisers, Sago Coffee, Hoptinger, Jax Beach Brunch Haus, Eleven South, Beach Hut Cafe, Sierra Grille



### Baptist Medical Center Beaches

3 minute drive

A-rated, 5 star hospital and the only 24-hour emergency service at the beach

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SUITE	TENANT	SF
204-206	The Grom	2,000
208	Elite Men Hair & Spa	969
<b>210</b>	<b>Available</b>	<b>976</b>
212	Brass Horse Tattoo	1,131
<b>214</b>	<b>Available</b>	<b>811</b>
216	Blaze n Haze	1,000



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