

GRAND OCEAN

42 East Coast Drive | Atlantic Beach | Florida | 32233



GRAND OCEAN



PETRA



INTRODUCING Grand Ocean, a Class A Office and Retail Project in the Beaches Town Center. This unique retail, office, and mixed use collaborative experience is in the most desirable sub-market of Jacksonville, The Beaches Town Center. Grand Ocean, steps away from the beach, provides an atmosphere like no other in one of the most popular destinations in Northeast Florida. Combining high quality retail and office, this uniquely positioned environment creates an energy that elevates the Atlantic Beach community to new heights - **with perfect visibility of our very own grand ocean.**

HIGHLIGHTS



HOUSEHOLDS
 1 MILE RADIUS 9,460
 3 MILE RADIUS 48,501
 5 MILE RADIUS 109,766



POPULATION
 1 MILE RADIUS 10,022
 3 MILE RADIUS 51,625
 5 MILE RADIUS 116,834



MEDIAN INCOME
 1 MILE RADIUS \$92,305
 3 MILE RADIUS \$81,896
 5 MILE RADIUS \$84,395

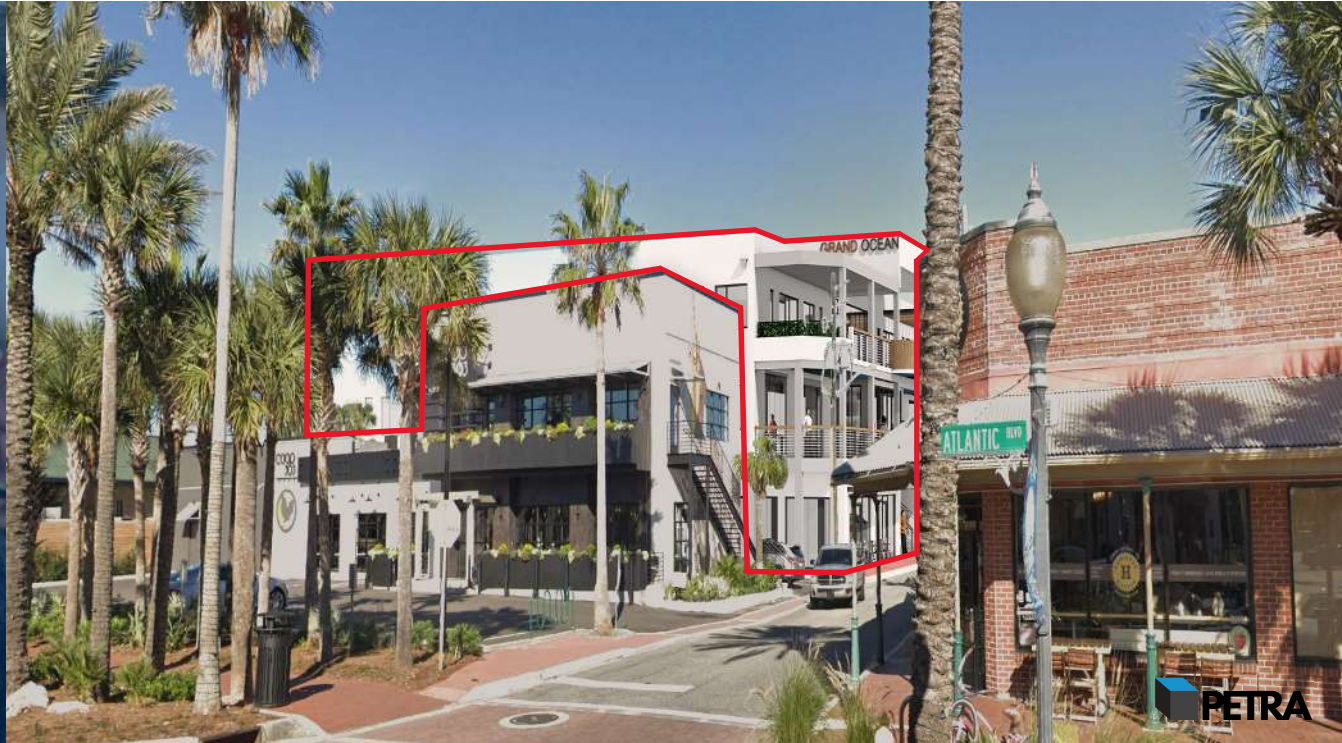


FULL TIME ON-SITE VALET PARKING

4,400 SF
First Floor Retail

18,564 SF
Class A Office Space

2,600 SF
Outdoor Terrace Space



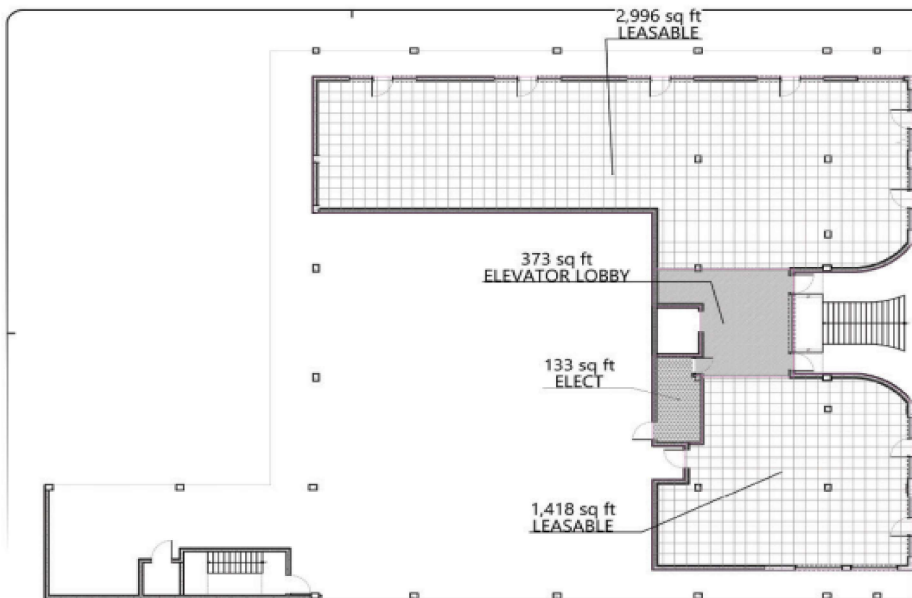


RETAIL

1,418 - 4,400 SF First Floor Retail
\$50.00/SF + NNN



Market-Leading **Walk Ability**
Street Front Seating and **Cozy Outdoor Seating**





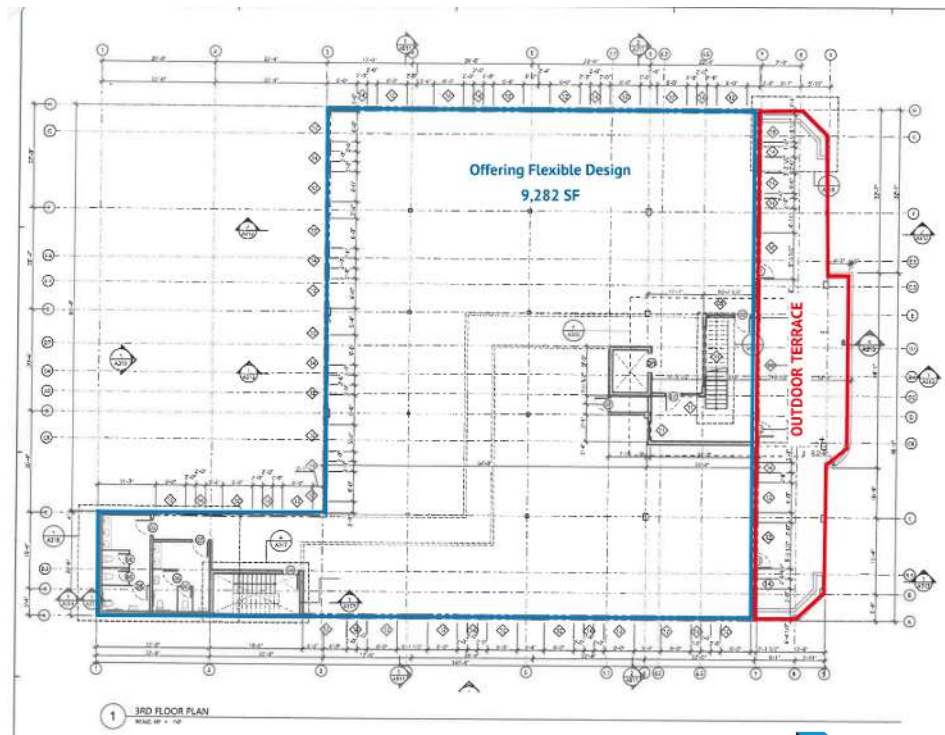
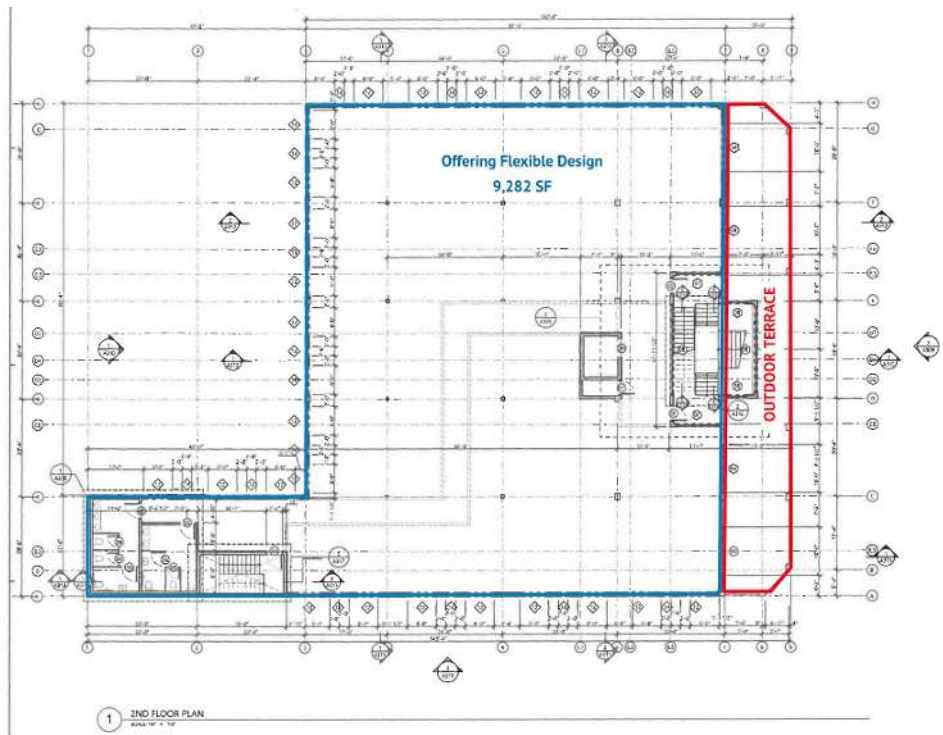


Up to 18,564 SF available
Entire Second Floor Available
rate: \$45.00/SF + NNN

Atlantic Ocean Views from Office Terrace
Unparalleled Location within Beaches Town Center
Customizable Office Suites
Full Time Valet Parking



CREATIVE OFFICE AVAILABILITY





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SHOPPES OF NORSHORE

BB&T *Le Pain Perdu* POE'S TAVERN *Providence*

ONE OCEAN

198 Rooms

BEACHES TOWN CENTER

coop 303 *H* WHIT'S PROVEN CUSTARD *Mezza*
F.D.'s OCEAN *RASTIN*
IT'S UP TO GO HAWKERS *FOOT*

SEAWORSE OCEANFRONT INN

38 Rooms

BEACHES TOWN CENTER

Southern Creamery *bali* *mbodyyoga*
 RED DAISY CLASSIC HOME FIB DRIFT

FIREHOUSE SUBS *Ellen's KITCHEN*
 GameStop





CONTACT US



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