

# RETAIL FOR SALE

1333 N 3RD ST  
JACKSONVILLE BEACH, FL 32250



PRICE: \$1.2M

PETRA

# Property Overview



**BUILDING SIZE**  
1,950± SF



**ZONING:**  
JC-1



**TRAFFIC COUNT:**  
28,500±



**LAND SIZE**  
0.14 AC



**YEAR BUILT: 1970**  
**RENOVATED: 2022**



**LOCATION:**  
JAX BEACH

Exceptional retail property offering versatile investment or owner-user opportunity in a thriving Jax Beach. This 1,950 SF building features two units: a fully-built out 780 SF space ready for immediate occupancy, and a 1,170 SF former laundromat space in shell condition. Perfectly positioned within walking distance to beach access and surrounded by hotels, apartments, and established retail businesses, this property benefits from consistent year-round traffic and strong demographics. The existing grease trap makes it ideal for restaurant concepts, while the dual-unit setup provides flexibility for owner-occupancy.



**FOR SALE**

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# Property Highlights

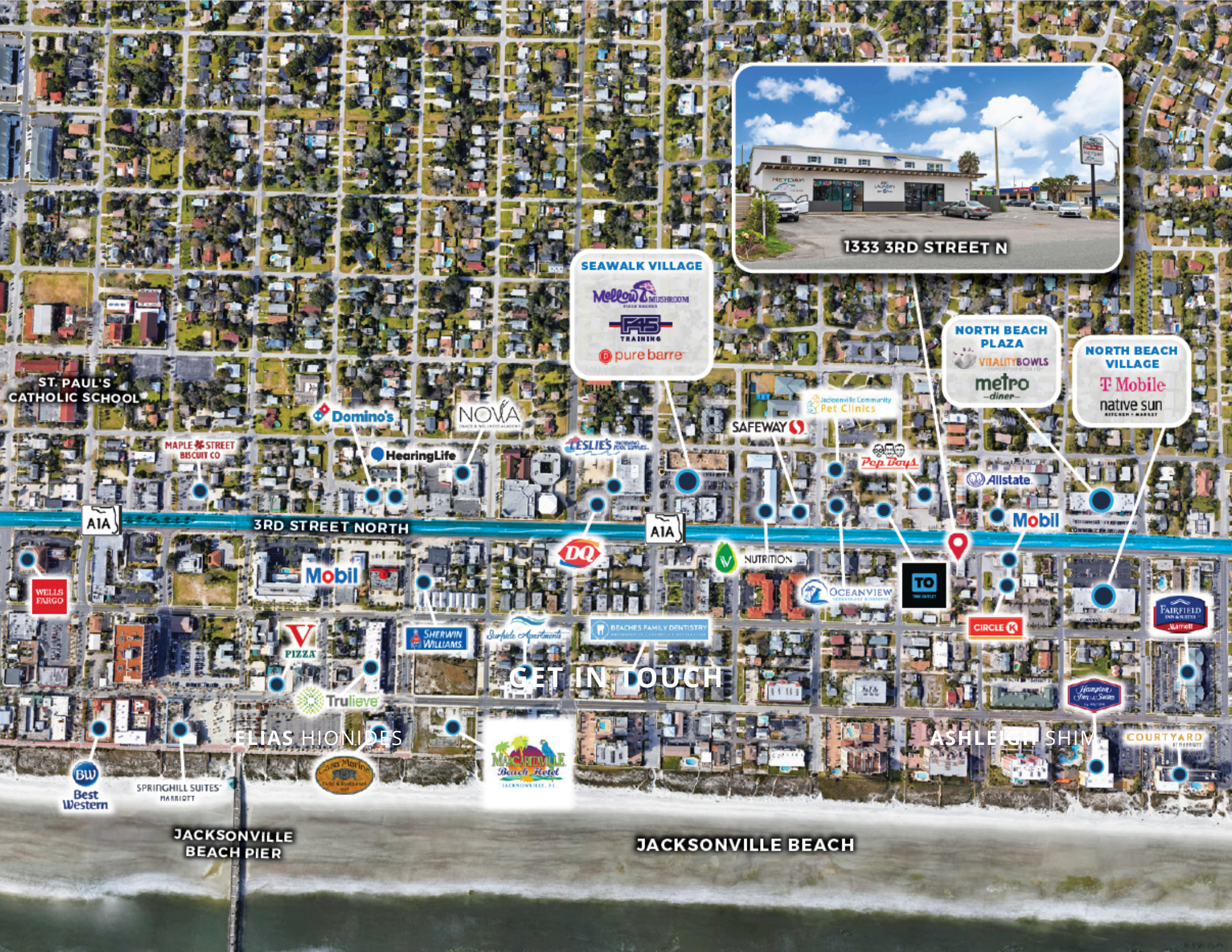


- TWO UNITS
  - ~780 SF
    - FULL BUILD-OUT
  - ~1,170 SF SHELL
    - LAUNDROMAT SPACE
- GREASE TRAP ON SITE
- LARGE PYLON SIGN FACING 3<sup>RD</sup> STREET/A1A
- HIGH TRAFFIC AREA WITH COUNTS OF 28,500 VEHICLES PER DAY
- SURROUNDED BY DENSE RESIDENTIAL COMMUNITY INCLUDING APARTMENTS, RETAIL, AND HOSPITALITY
- LOCATED IN JACKSONVILLE BEACH



FOR SALE

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1333 3RD STREET N

SEAWALK VILLAGE



NORTH BEACH PLAZA



NORTH BEACH VILLAGE



ST. PAUL'S CATHOLIC SCHOOL



NOVA



MAPLE STREET BISCUIT CO

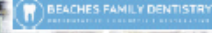
AIA

3RD STREET NORTH

AIA



NUTRITION



GET IN TOUCH



ELIAS HIONIDES

ASHLEIGH SHIM

COURTYARD



SPRINGHILL SUITES

MARRIOTT



JACKSONVILLE BEACH PIER

JACKSONVILLE BEACH



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## GET IN TOUCH



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