

RETAIL FOR SALE

1333 N 3RD ST
JACKSONVILLE BEACH, FL 32250



PRICE: \$1.2M

Property Overview



BUILDING SIZE
 $1,950 \pm \text{ SF}$



ZONING:
JC-1



TRAFFIC COUNT:
 $28,500 \pm$



LAND SIZE
 0.14 AC



YEAR BUILT: 1970
RENOVATED: 2022



LOCATION:
JAX BEACH



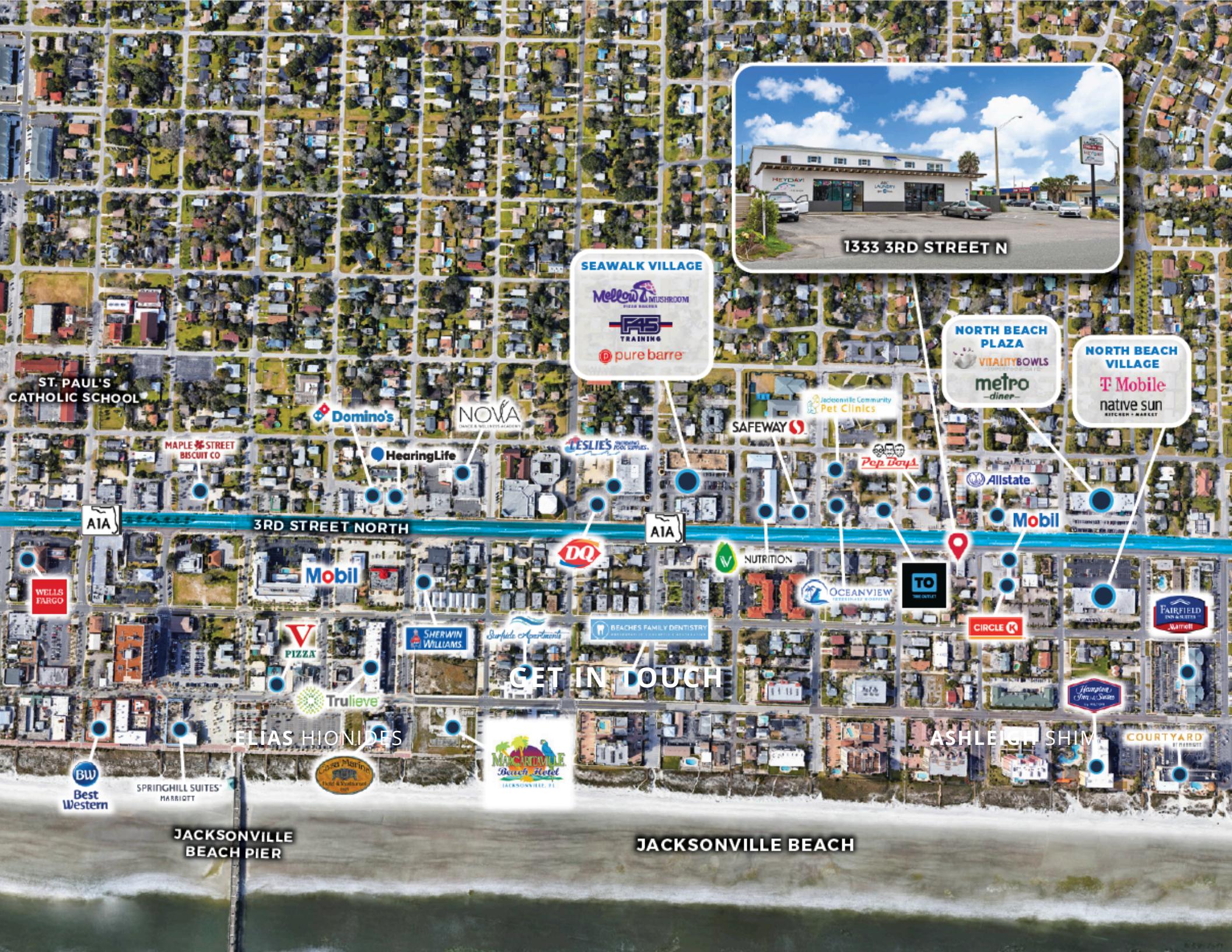
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Property Highlights

- **TWO UNITS**
 - ~780 SF
 - **FULL BUILD-OUT**
 - ~1,170 SF SHELL
 - **LAUNDROMAT SPACE**
- **GREASE TRAP ON SITE**
- **LARGE PYLON SIGN FACING 3RD 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**







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