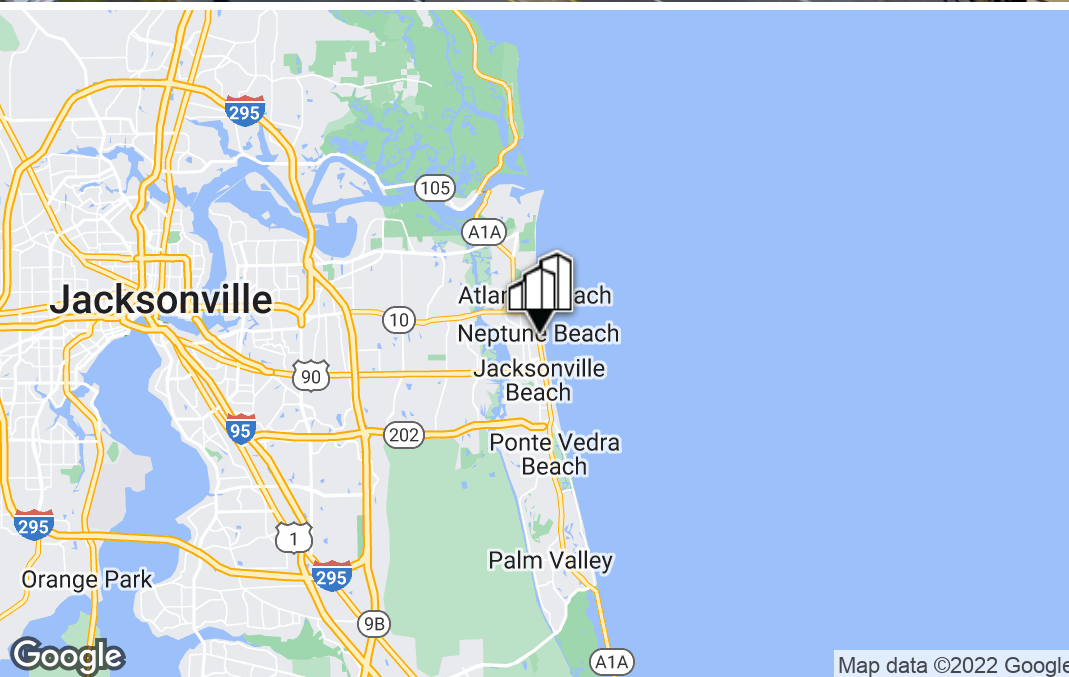


# .57 ACRES LAND FOR LEASE

JACKSONVILLE BEACH GROUND LEASE ON 3RD STREET  
1709 3RD STREET NORTH, JACKSONVILLE BEACH, FL 32250



PRIMEREALTY



For More Information:

**Tyler Saldutti**  
Chief Executive Officer  
904.373.0578  
[tsaldutti@primerealtyinc.com](mailto:tsaldutti@primerealtyinc.com)

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.

# .57 ACRES LAND FOR LEASE

Jacksonville Beach Ground Lease on 3rd Street



1709 3rd Street North, Jacksonville Beach, FL 32250



## OFFERING SUMMARY

Lease Rate: Negotiable

Lot Size: .56 Acres

Lot Dimensions: 130' x 190'

Property Type: Land

## PROPERTY OVERVIEW

Ground lease opportunity available on heavily trafficked corner lot in Jacksonville Beach. This corner location offers 130' of frontage on the busy A1A (3rd Street) corridor in Jacksonville Beach. Close proximity to restaurants, bars, Jacksonville Beach Pier, retail shops, hotels, office, and residential units, located on 3rd Street and 16th Ave North.

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Lot 1	Negotiable	0.56 Acres

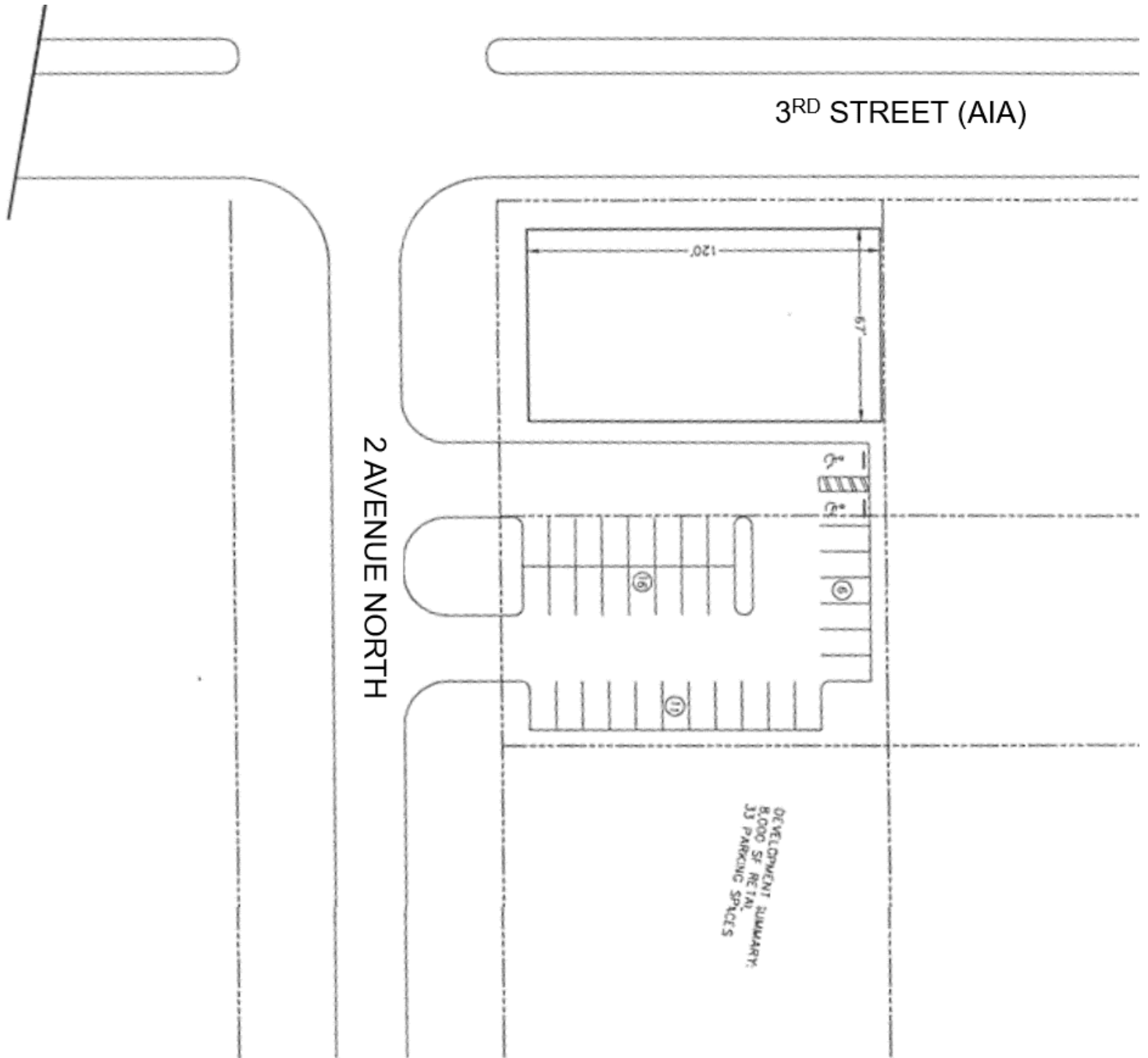
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## Survey



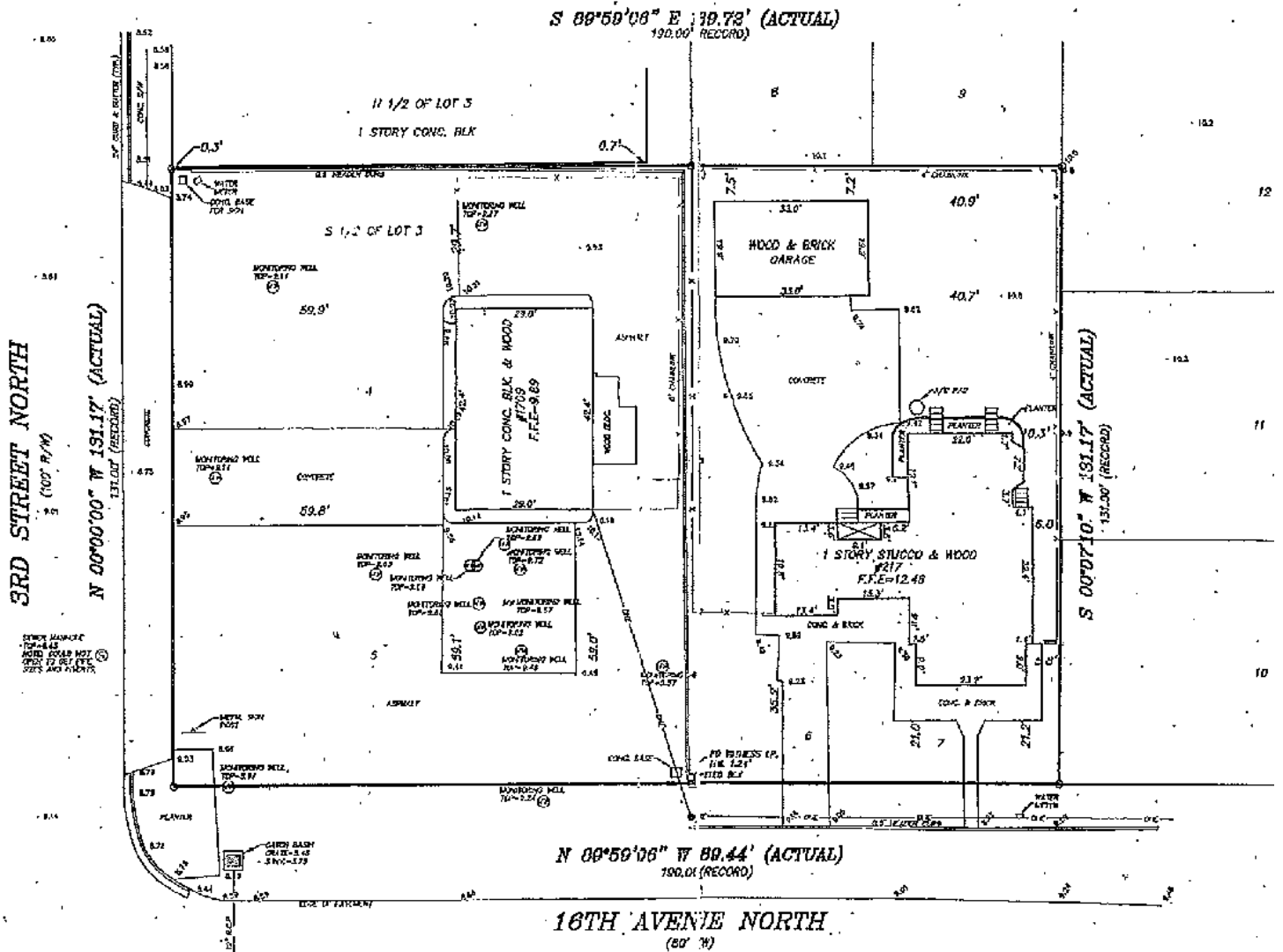
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# .57 ACRES LAND FOR LEASE

Jacksonville Beach Ground Lease on 3rd Street!



1709 3rd Street North, Jacksonville Beach, FL 32250



THE PROPERTY SHOWN HEREOF APPEARS TO LIE INSURANCE RATE MAP 001 FOR CITY OF JACKSONVILLE BEACH. THIS SURVEY IS SHOWN AS A COURTESY ONLY AND DOES NOT REPRESENT A GUARANTEE OF ACCURACY.

**TRI-STATE L.L.C.**  
 8411 BAYMEADOWS WAY SUITE #2,  
 JACKSONVILLE, FL 32216

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THIS SURVEY DOES NOT REPRESENT A GUARANTEE OF ACCURACY. NOT VALID WITHOUT THE SIGNATURE OF A FLORIDA LICENSED SURVEYOR. THIS SURVEY BASED UPON THE BENEVOLENT OF A TITLE BINDER.

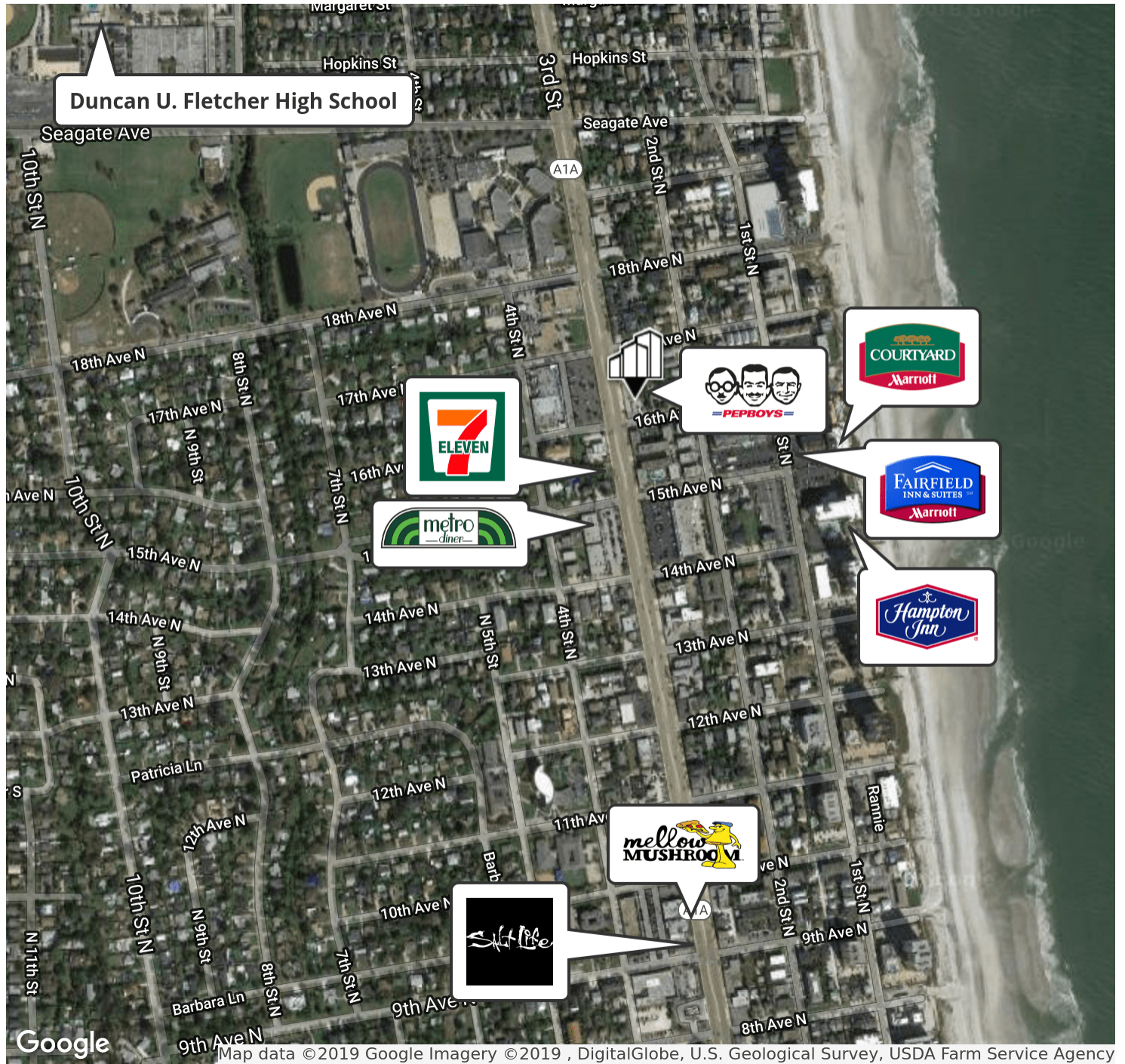
LEGEND:  
 - CONC. WALL  
 - CONC. COL.  
 - CONC. COL. (NOT WITHIN OF (1/2 1/4))  
 - FENCE  
 - POY. COL. (TRAIL)  
 - CROSS CUT  
 - BUREAU BEARING PERPETUUM LINE  
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