

SALE

Multi-Use Office

2344 3RD ST S

Jacksonville Beach, FL 32250

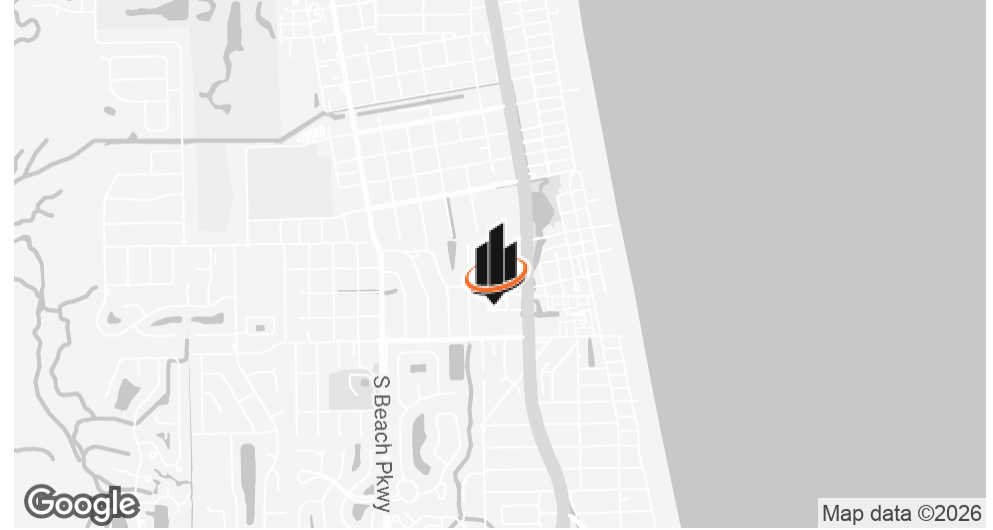
PRESENTED BY:

COLIN NICHOLSON III, CCIM
O: 904.281.1990
cnicholson@svn.com

ANTHONY MIGLIORE
O: 904.421.8523
anthony.migliore@svn.com

SAM NICHOLSON
O: 904.281.1990
sam.nicholson@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Call for info
RENOVATED:	2025
LOT SIZE:	0.29 Acres
BUILDING SIZE:	6,400 SF

PROPERTY DESCRIPTION

Strategically located, almost newly built-out (2023 and 2025), former primary care facility - and more recently - daycare and rehab facility, located just off 3rd Street on Jacksonville Beach. Ownership and tenant made a considerable investment into the space with new flooring, LED lighting, paint, faucets, countertops and monument signage. Large open space inside. New and very prominent signage on 3rd Street. Would work great for indoor daycare or even a PT practice. Currently there are two small tenants operating in the property (midwife and counseling center), allowing for some additional income. Call for pricing.

PROPERTY HIGHLIGHTS

- Renovated in 2023
- New standing seam metal roof in 2023

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ADDITIONAL PHOTOS



COLIN NICHOLSON III, CCIM

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AERIAL



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TOP DOWN VIEW



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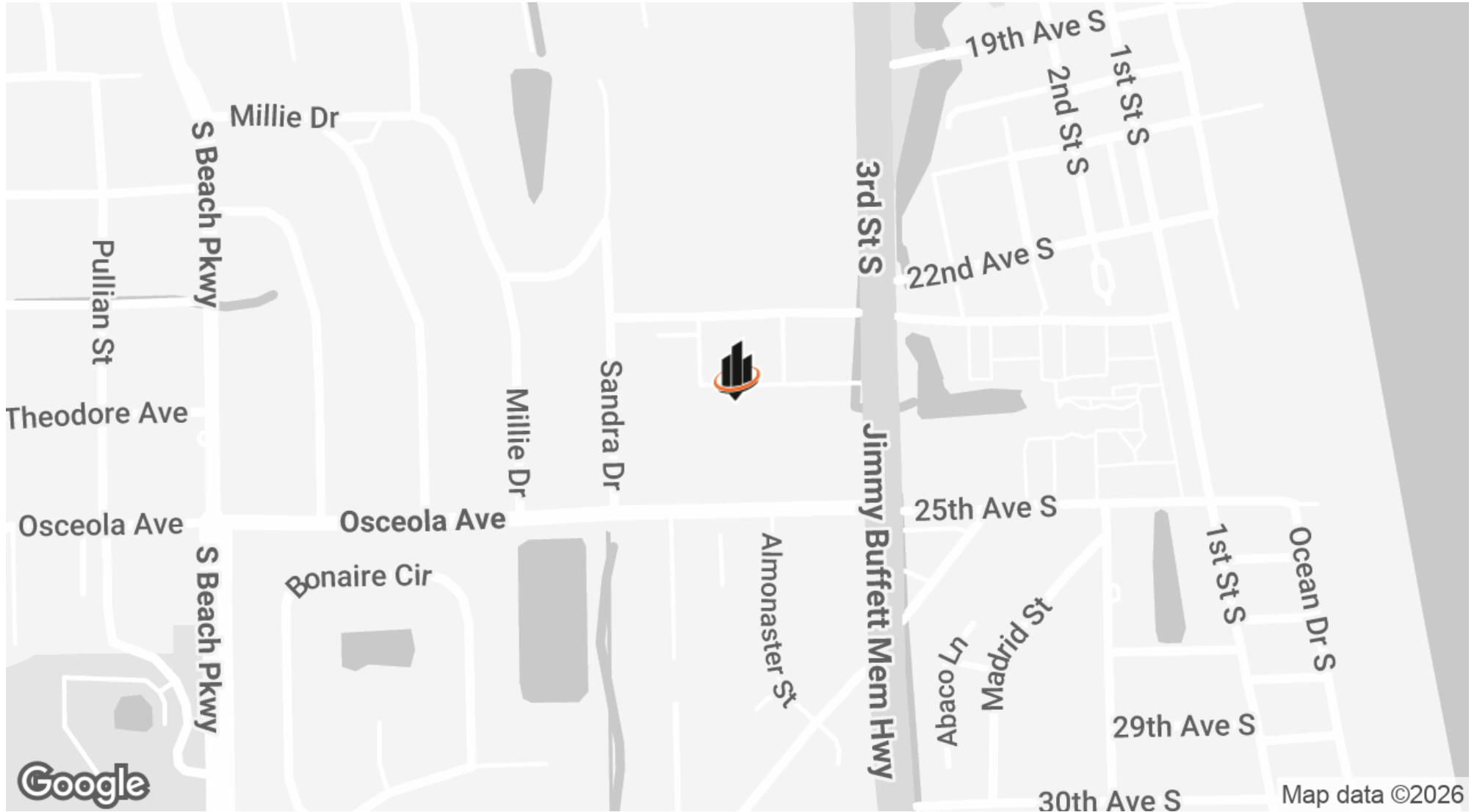
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LOCATION MAP



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JACKSONVILLE, FL

Jacksonville, at 874 square miles, is the largest city by area in the continental United States. Jacksonville is a growing city with over 1.5 million people living within the MSA, and a projected population growth rate of 8.3% between 2018-2023.

Due to its convenient location, mild climate, reasonable cost of living, high quality of life and a business-friendly government, Jacksonville is a popular location for corporate expansions and relocations. Its status as an intermodal transportation hub is another incentive, and the city is also a leading distribution center, with a transportation network embracing port and air cargo facilities, rail and trucking routes. Millions of tons of raw materials and manufactured goods move through the city annually.



JACKSONVILLE BEACH

Jacksonville Beach is a coastal resort city in Duval County, Florida, United States. It was incorporated on May 22, 1907, as Pablo Beach, and would later change its name to Jacksonville Beach in 1925.

The city is part of a group of communities collectively referred to as the Jacksonville Beaches. These communities include Mayport, Atlantic Beach, Neptune Beach, and Ponte Vedra Beach. When the city of Jacksonville consolidated with Duval County in 1968, Jacksonville Beach, together with Atlantic Beach, Neptune Beach, and Baldwin, voted to retain their own municipal governments. As a result, citizens of Jacksonville Beach are also eligible to vote in mayoral election for the City of Jacksonville.

As of the 2010 census, Jacksonville Beach had a total population of 21,362.

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