



## Ocean Reach Center

1462-1496 3rd St S, Jacksonville Beach, FL 32250



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# Ocean Reach Center

Upon Request

Ocean Reach Center, located at the corner of 3rd Street S and 15th Ave S in Jacksonville Beach, offers prime accessibility and visibility with full access from both streets. This three-building shopping center features prominent LED signage, including a monument and roof lightbox, ensuring high exposure for tenants. With ample parking available of roughly 60+ spaces at the front and back, Ocean Reach Center provides a convenient and dynamic location for retail and professional offices looking to establish or expand in a vibrant beachfront community....

- Ocean Reach Center features three buildings with a diverse mix of retail and professional office tenants.
- Strategically located on 3rd St S, just blocks from Jacksonville Beach's oceanfront.
- Offers fully built-out spaces with high visibility, complemented by a prominent LED monument sign and rooftop signage.
- Ideally positioned minutes from both Hwy 202 and Hwy 90 for convenient access.



Rental Rate:	Upon Request
Total Space Available:	1,950 SF
Max. Contiguous:	1,145 SF
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	9
Center Properties:	3
Frontage:	312' on 15th Ave
Gross Leasable Area:	12,934 SF
Walk Score ®:	77 (Very Walkable)
Rental Rate Mo:	Upon Request

### 1st Floor Ste 1474

Space Available	805 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	1 - 10 Years

Fully Built out with 3 offices and small front area

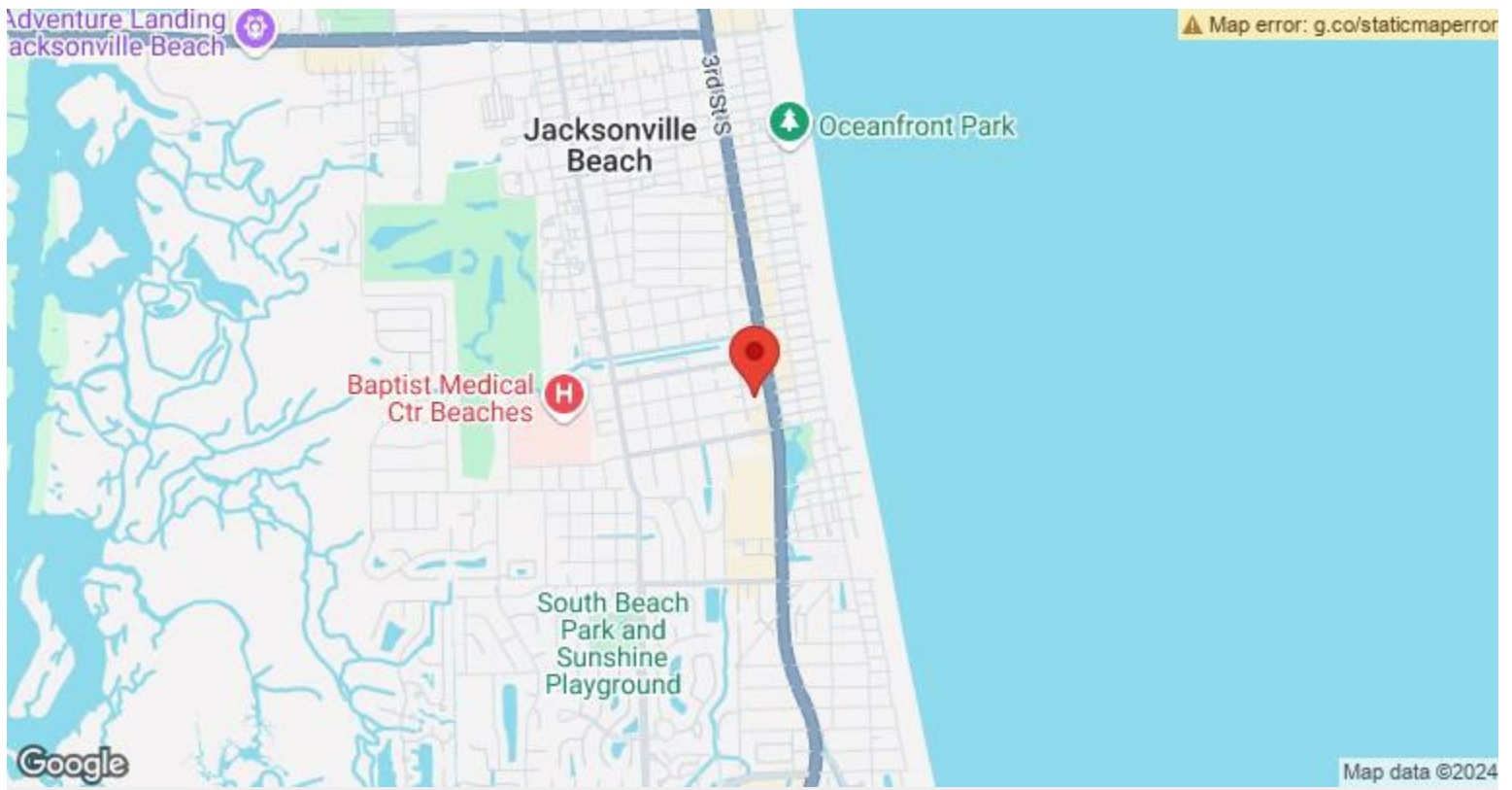
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### 1st Floor Ste 1486

Space Available	1,145 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	1 - 10 Years

- 3 or 4 offices and large open front area. - LED Monument sign directly on 3rd Street to advertise business - LED sign on the roof facing 3rd Street- Excellent visibility with storefront windows facing 3rd Street.

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# Property Photos



Front of Building



Front of building



# Property Photos



Rear of building



Aerial looking west



# Property Photos





# Property Photos



Aerial looking northeast



Aerial looking east