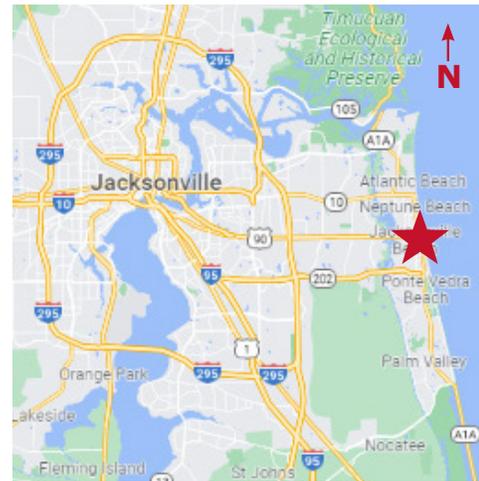


**OFFICE/RETAIL
FOR LEASE**

500 3rd St. S., Suite 503, Jacksonville Beach, FL 32250



- **Space Available: +/-1,050 SF (Available-Immediately)**
- **Lease Rate: \$32.00/SF Full-Service**
-water/sewer/electric included
- **Zoning: JC-1 Commercial**
- First-floor space consisting of open area with two offices
- Former hair salon (plumbing capped off)
- Washing machine connection
- Newly replaced HVAC
- High-visibility with frontage on 3rd Street
- Located in the heart of Jacksonville Beach, five blocks south of Beach Blvd.
- Within walking distance to restaurants, residential, retail, Baptist Beaches Hospital and Jacksonville Beach Central Business District
- Parking in rear of building



2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	8,848	40,770	106,622
Average HH Income	\$160,594	\$175,650	\$164,270
Total Employees	7,704	23,044	44,614



For Additional
Information Contact:

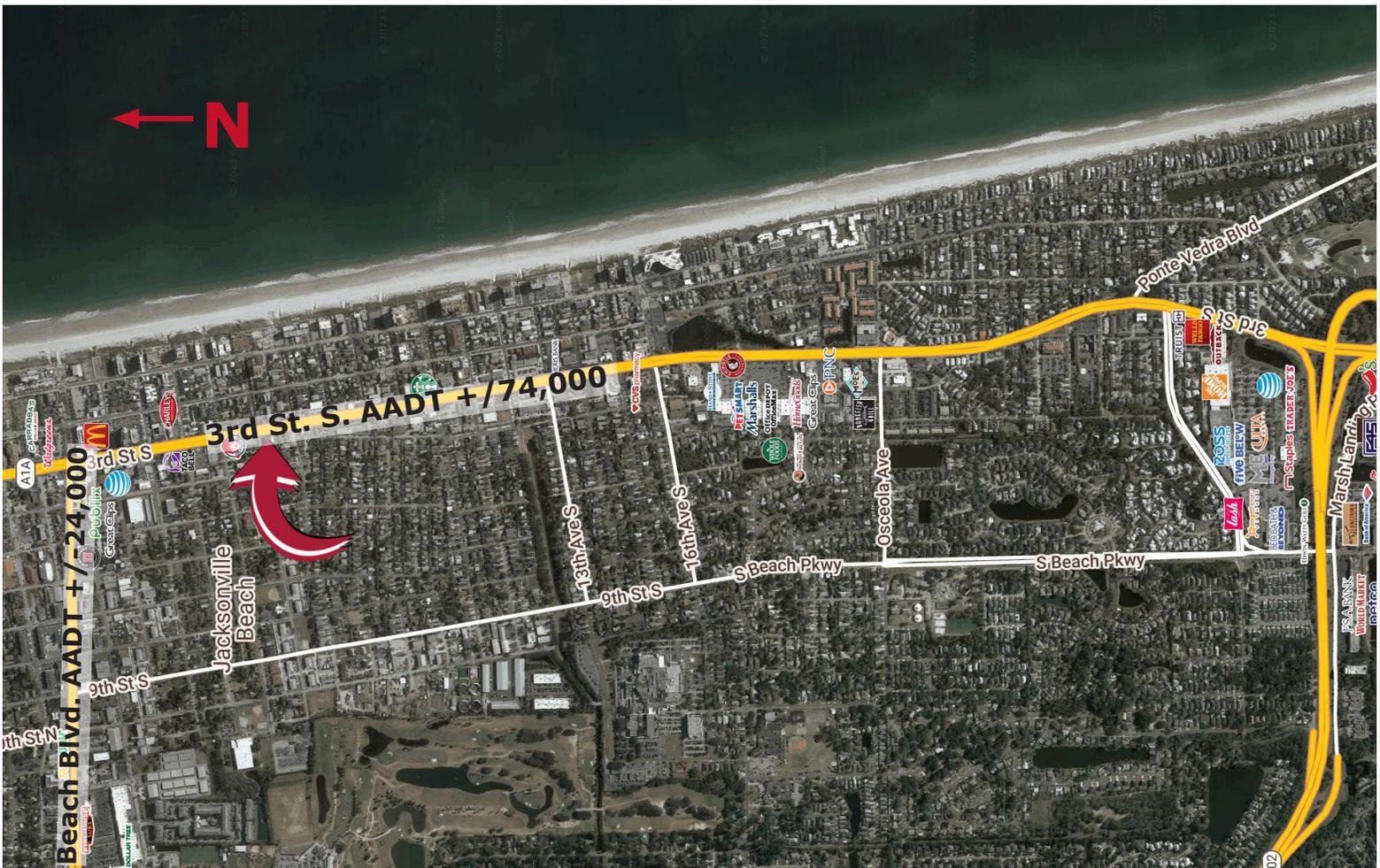
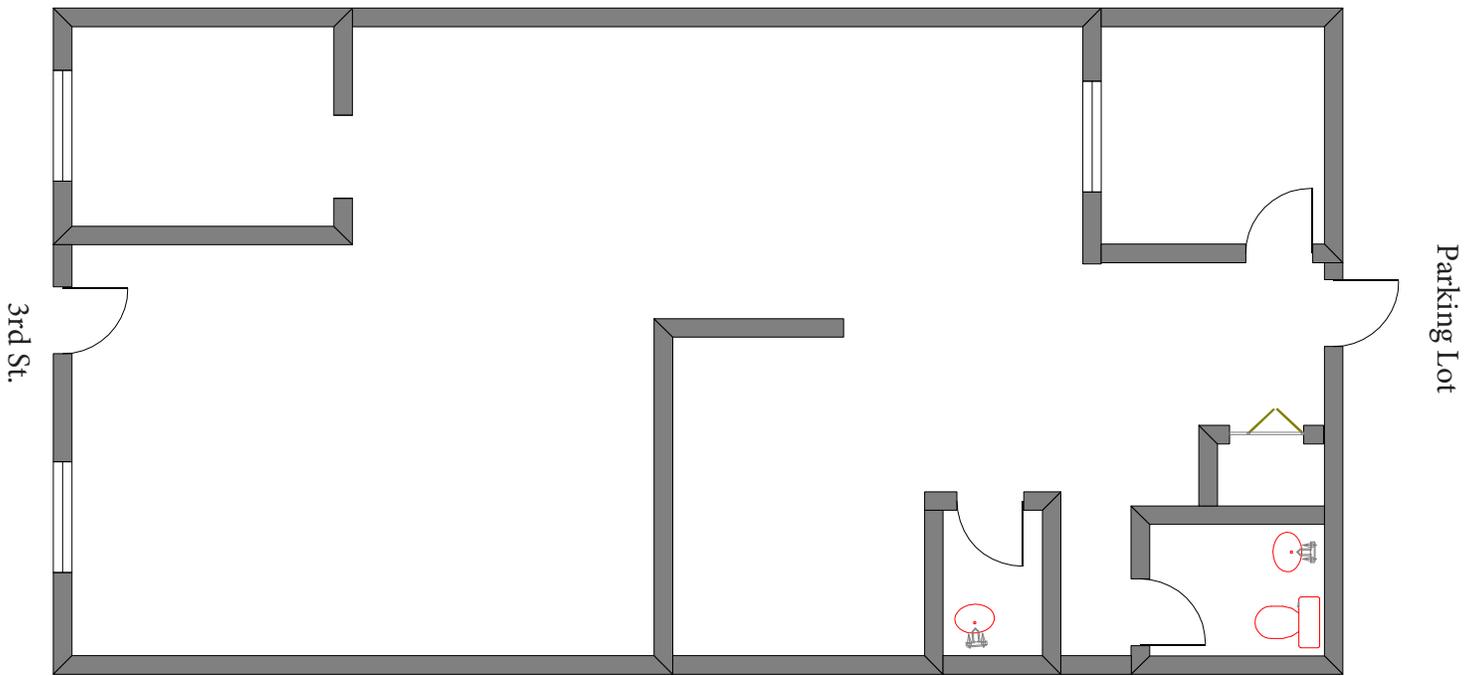
Patricia Owings OR **Kate Clifford**
patricia@strategicsites.com kate@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Floor Plan & Aerial



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