

LEASE

1326 3RD STREET SOUTH

Jacksonville Beach, FL 32250



PROPERTY DESCRIPTION

One Private Office and One Larger Space that contains Two Private Offices are available within a professional office building located along 3rd Street South in Jacksonville Beach. Each office offers a quiet, secure environment ideal for small businesses or independent professionals. The building features a shared waiting area, ample parking, and convenient access to major roadways in a high-traffic commercial corridor.

PROPERTY HIGHLIGHTS

- One Private Office!
- One Large Space with Two Private Offices!
- Shared Kitchenette and Conference Room!
- Annual Average Daily Traffic (AADT) of 37,500!

OFFERING SUMMARY

Lease Rate - 2A:	\$550.00/mo. (Full Service)
Lease Rate - 3:	\$40.00 SF/yr (Full Service)
Available SF:	132 SF or 500 SF
Building Size:	7,034 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	581	1,866	4,949
Total Population	1,140	3,668	10,072
Average HH Income	\$130,011	\$137,201	\$149,226

Eric Maimo
(904) 537-6443

Bob Buckmaster, CCIM
(904) 827-1717



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

LEASE

SUITE #2A
1326 3rd Street South, Jacksonville Beach, FL 32250



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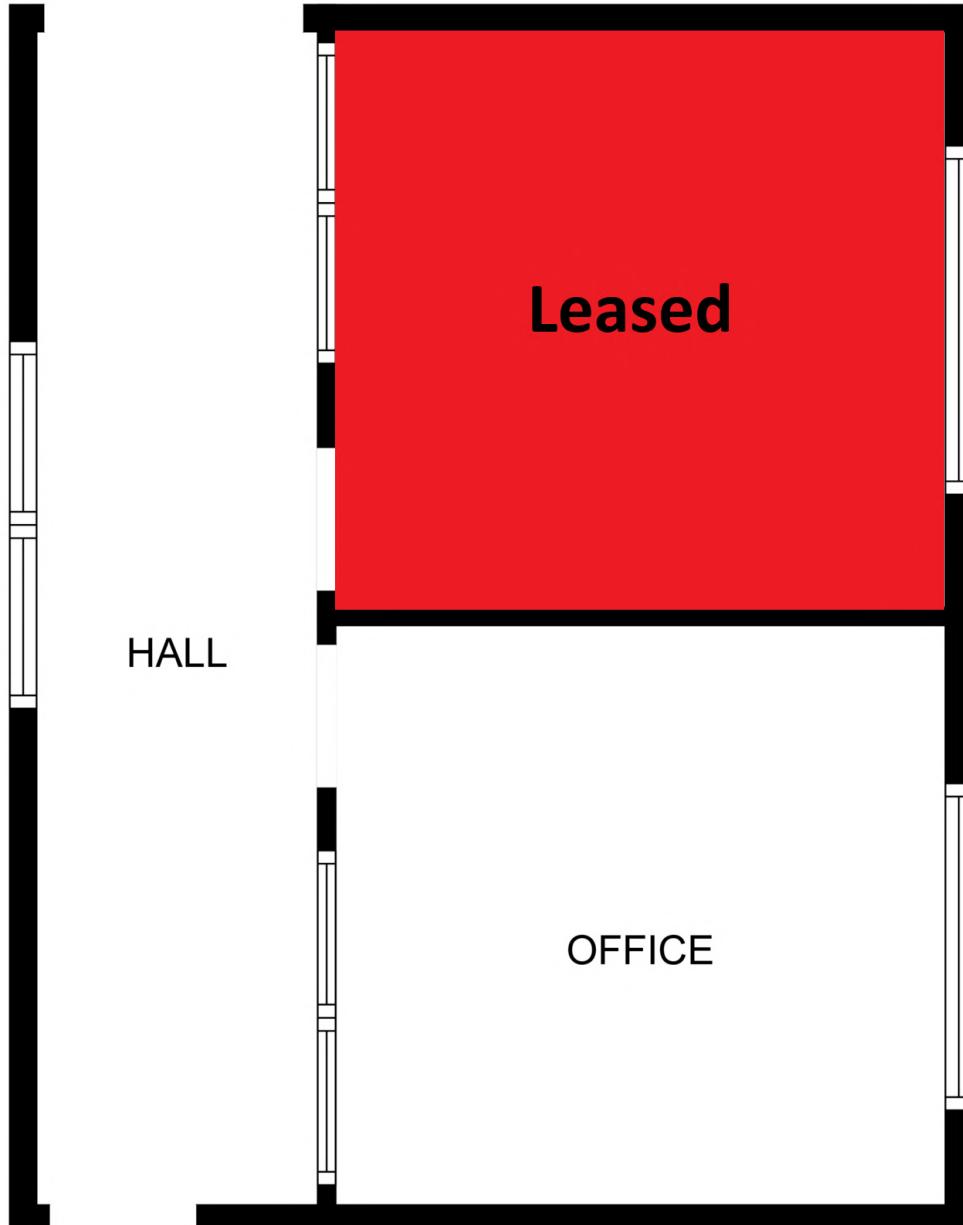


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SUITE #2A

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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SUITE #3

1326 3rd Street South, Jacksonville Beach, FL 32250



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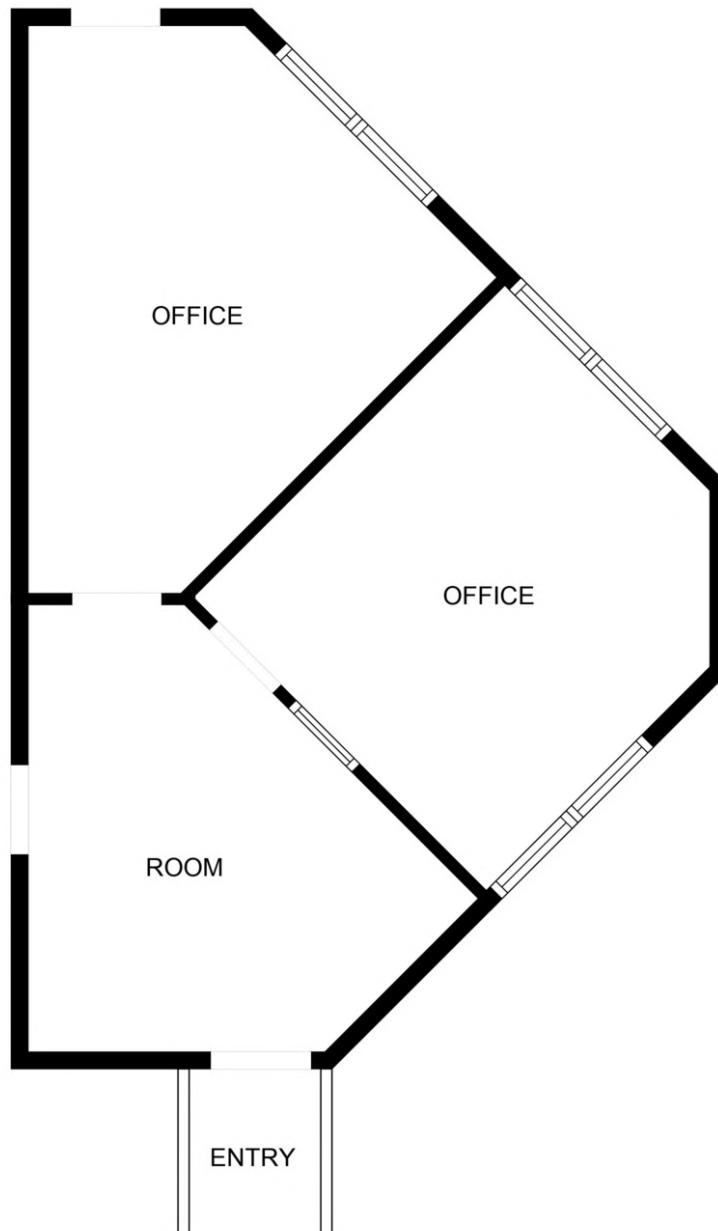


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SUITE #3

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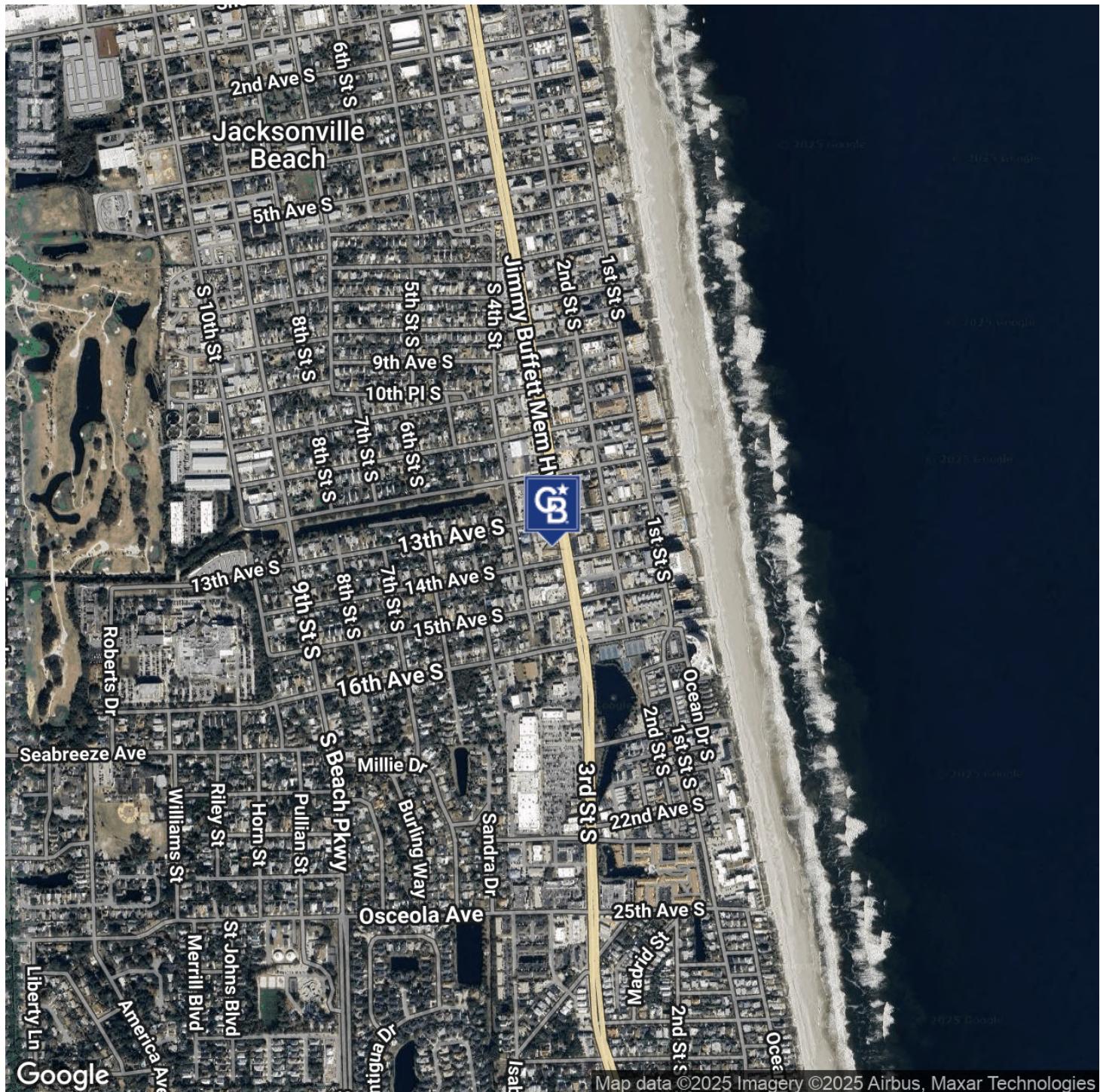


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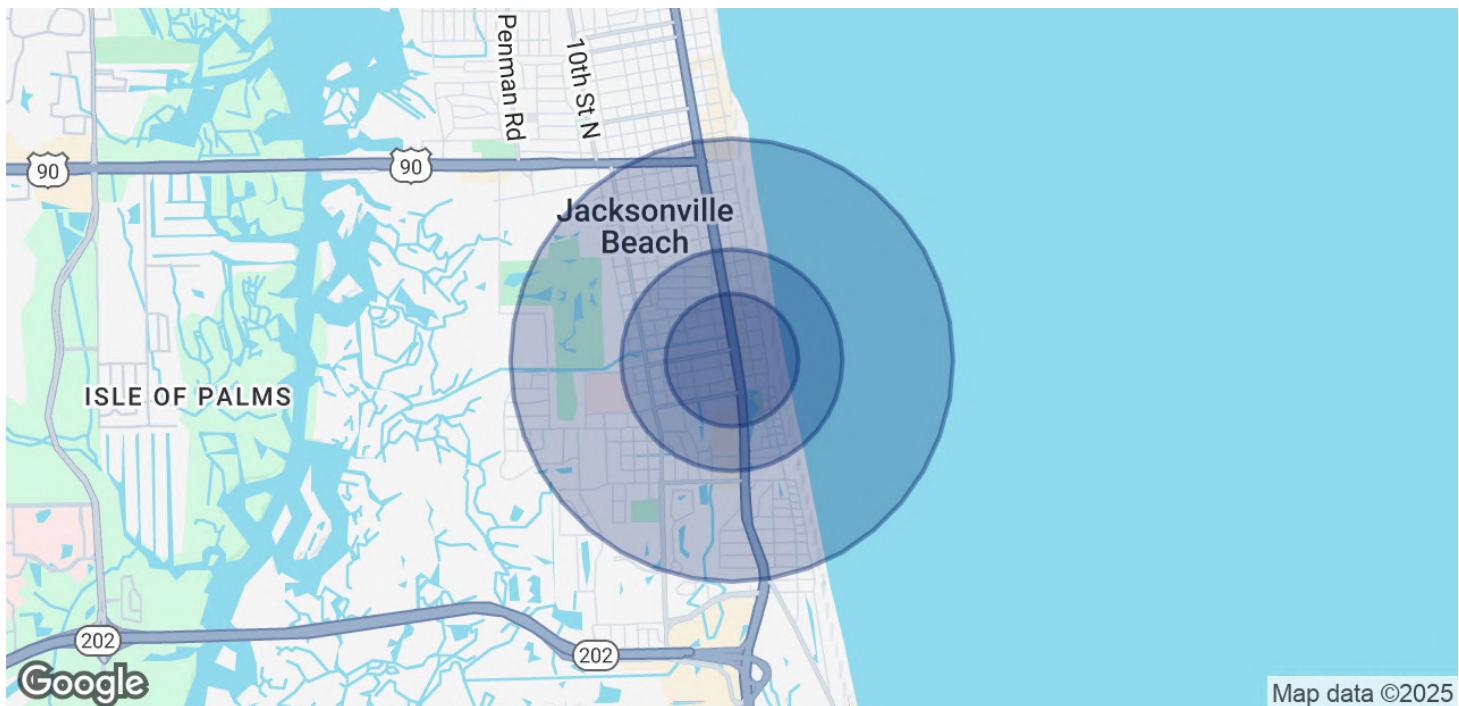


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,140	3,668	10,072
Average Age	47	46	46
Average Age (Male)	46	46	44
Average Age (Female)	48	47	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	581	1,866	4,949
# of Persons per HH	2	2	2
Average HH Income	\$130,011	\$137,201	\$149,226
Average House Value	\$613,508	\$613,701	\$668,855

Demographics data derived from AlphaMap

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