



FOR LEASE

Former Salt Life Retail Store

240 S 3RD ST

Jacksonville Beach, FL 32250

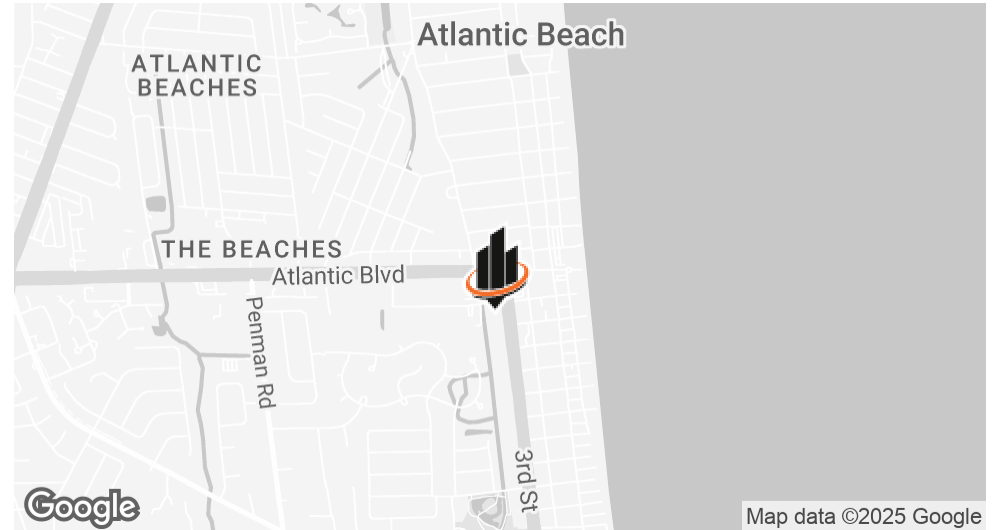
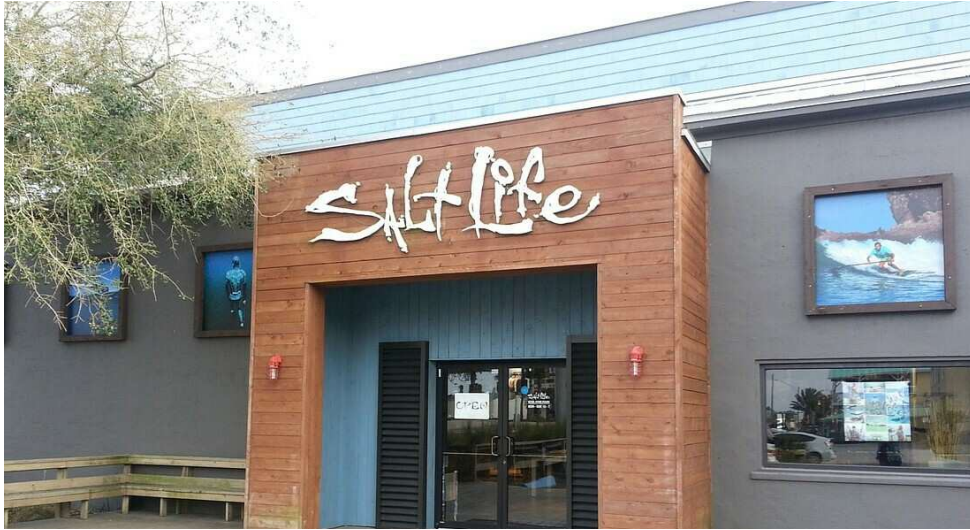
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$29.00 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	7,190 SF
LOT SIZE:	12,502 SF
BUILDING SIZE:	7,193 SF
AVAILABILITY	Ready for immediate occupancy

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PROPERTY DESCRIPTION

Exceptional retail opportunity at 240 S 3rd St, Jacksonville Beach, FL. This 7,193 SF building which was renovated in 2013, is highly visible, with unique architecture and within the heart of Jacksonville Beach. Zoned JC-1, the property assures prime visibility and accessibility, boasting a recent remodel, hard corner positioning with a stoplight, and easy accessibility to Beach Blvd and J Turner Butler. With the added convenience of a non-street loading alley and a roll-up door, this building offers an irresistible package for retail and street retail investors.

PROPERTY HIGHLIGHTS

- - Prime 7,193 SF retail building with JC-1 zoning
- - Renovated in 2013 for modern appeal
- - Highly visible hard corner location with stop light

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	7,190 SF	LEASE RATE:	\$29.00 SF/yr

AVAILABLE SPACES SUITE

	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
240 S 3rd St Jacksonville Beach, Florida	Available	7,190 SF	NNN	\$29.00 SF/yr	Available for immediate occupancy

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ADDITIONAL PHOTOS

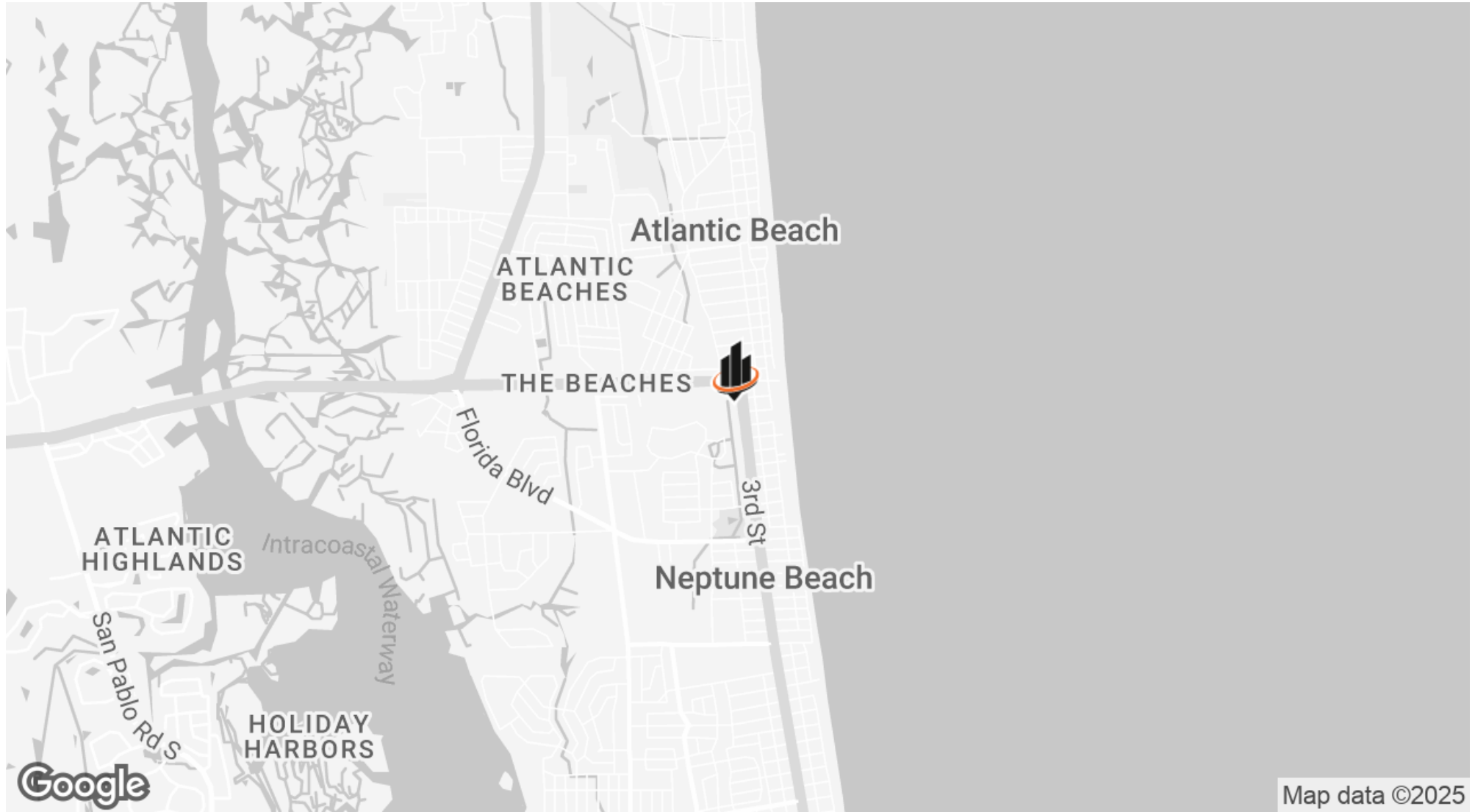


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

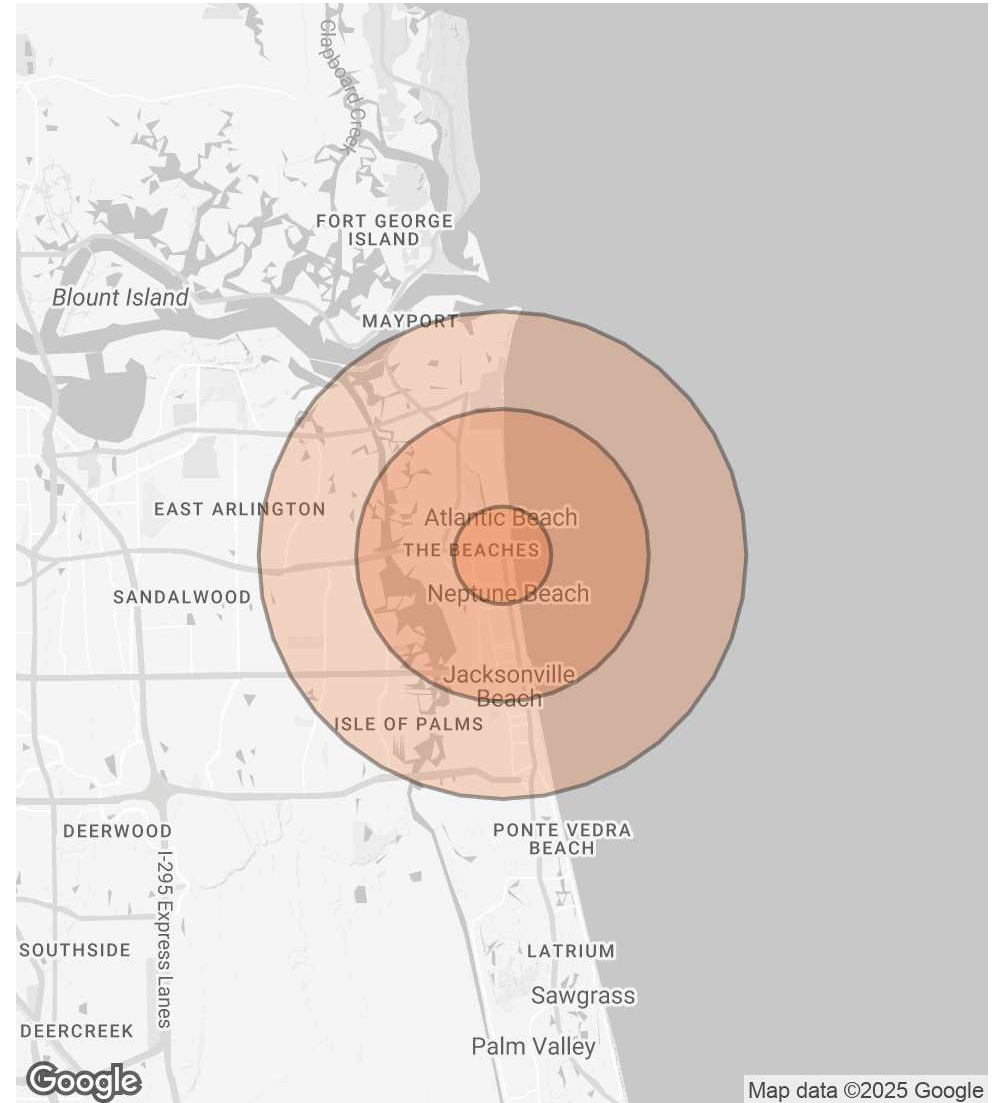
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,510	44,940	114,604
AVERAGE AGE	44	44	42
AVERAGE AGE (MALE)	44	43	41
AVERAGE AGE (FEMALE)	45	45	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,337	20,446	48,423
# OF PERSONS PER HH	2.2	2.2	2.4
AVERAGE HH INCOME	\$145,437	\$130,640	\$130,007
AVERAGE HOUSE VALUE	\$724,687	\$605,664	\$536,088

Demographics data derived from AlphaMap



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ABOUT SVN



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