



For Lease
4,090 SF | \$39 SF/yr
Existing Restaurant



410 3rd St N

Jacksonville Beach, Florida 32250

Property Highlights

- Rare freestanding restaurant w/hood, sinks, grease trap & more
- 4,090 SF + 395 SF covered patio & attached walk-in cooler
- Prime A1A frontage with 37,000 vehicles per day
- 31 dedicated on-site parking spaces
- Negotiable NNN lease terms available
- Prominent corner location in Jacksonville Beach's central business district near City Hall & the area's primary retail corridor

Property Overview

Position your restaurant concept in one of Jacksonville Beach's most sought-after retail corridors. This exceptionally rare freestanding existing restaurant opportunity offers immediate operational advantages in a highly visible location along 3rd Street (A1A), the primary commercial thoroughfare serving the Beaches market. The property features a fully built-out restaurant environment, dedicated parking, and outdoor patio seating, providing an ideal platform for a variety of food and beverage concepts.

Offering Summary

Lease Rate:	\$39 SF/yr (NNN)
Building Size:	4,485 total SF under roof: 4,090 + 395 SF covered patio
Lot Size:	0.45 Acres
Zoning:	JC-1
Parking:	31 dedicated on-site spaces
Traffic Count:	37,000 vehicles per day

Spaces	Lease Rate	Space Size
410 3rd St	\$39.00 SF/yr	4,090 SF

For More Information



Austin Kay

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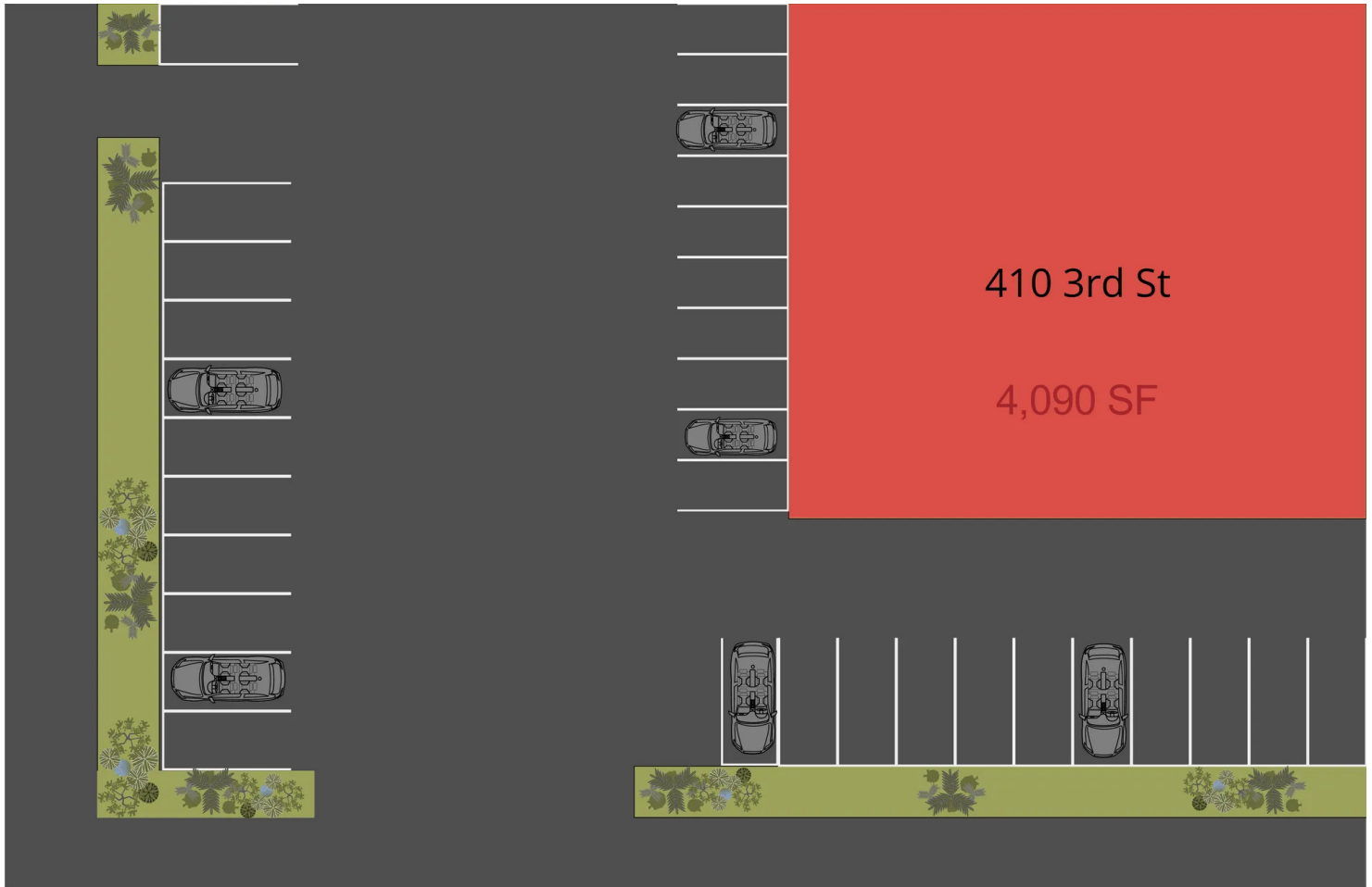


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Available Spaces

Suite	Tenant	Size	Type	Rate
410 3rd St	Available	4,090 SF	NNN	\$39.00 SF/yr

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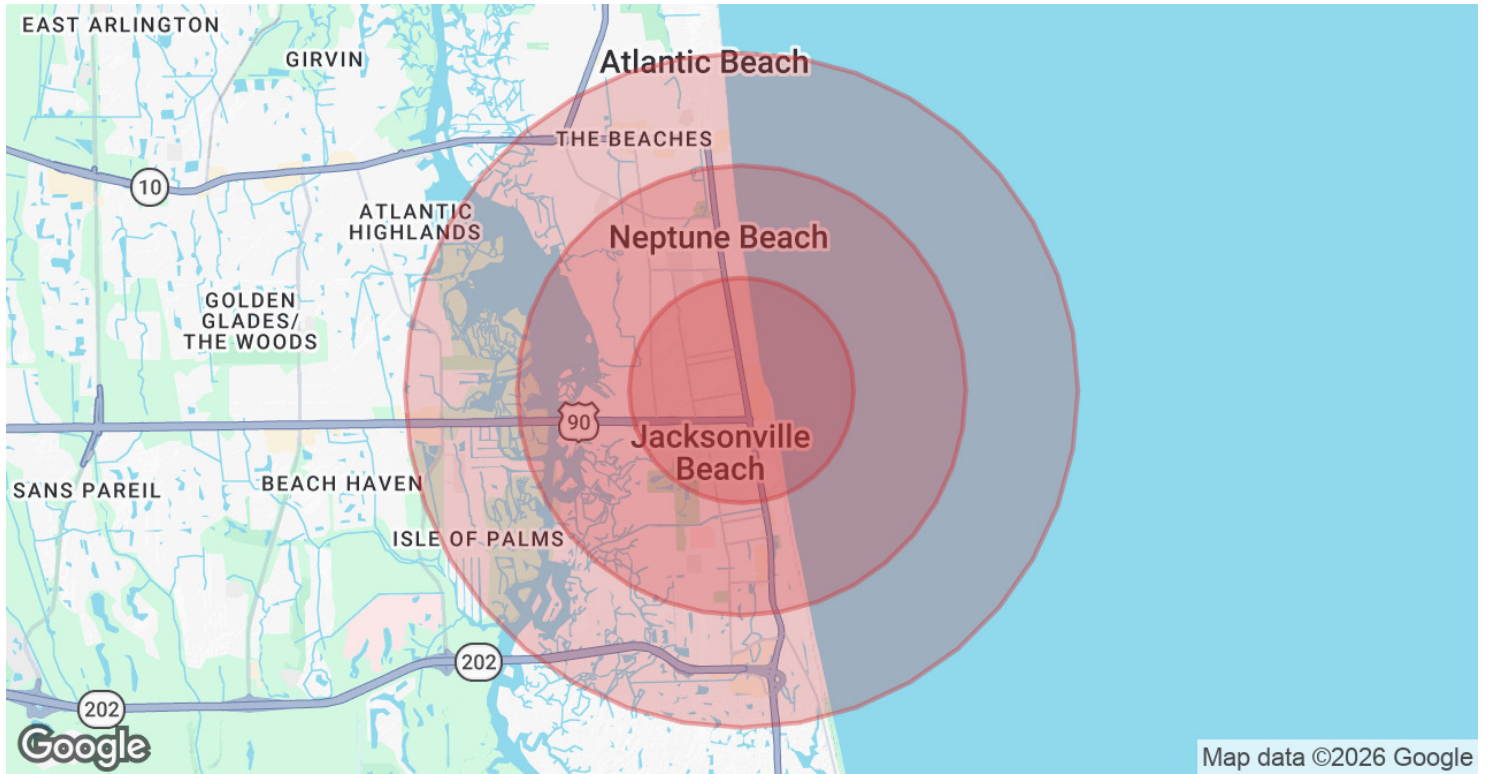


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Population	1 Mile	2 Miles	3 Miles
Total Population	9,813	23,586	42,511
Average Age	43.3	43.3	43.7
Average Age (Male)	44.0	44.1	43.7
Average Age (Female)	43.0	43.2	43.9
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	4,908	10,950	19,508
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$156,567	\$153,955	\$152,979
Average House Value	\$584,157	\$616,843	\$652,817

2023 American Community Survey (ACS)