



North Beach Plaza

1504 - 1534 3rd Street North
 Jacksonville Beach, Florida 32250

Property Highlights

- Rare existing restaurant space in the highly coveted Jacksonville Beach area
- High visibility along major roadway with 29,000 cars daily
- Pylon and building signage available
- Located less than two blocks from the Atlantic Ocean
- Surrounding tenants include Metro Diner and Milano's

Property Overview

Located just a few blocks from the ocean in Jacksonville Beach, this remarkable property is located on a major commercial artery in an area with high barriers of entry. North Beach Plaza offers great exposure and ample parking in one of Jacksonville's most desirable MSA's. Jacksonville Beach offers a multitude of national tenants and retailers, many within walking distance of the property.

Offering Summary

Lease Rate:	\$35.00 SF/yr (NNN)
Space Available:	1,100 SF
Parking Ratio:	4.46 / 1,000 SF
Traffic Count:	29,000 AADT on A1A
Walk Score:	Very Walkable (86)

Demographics

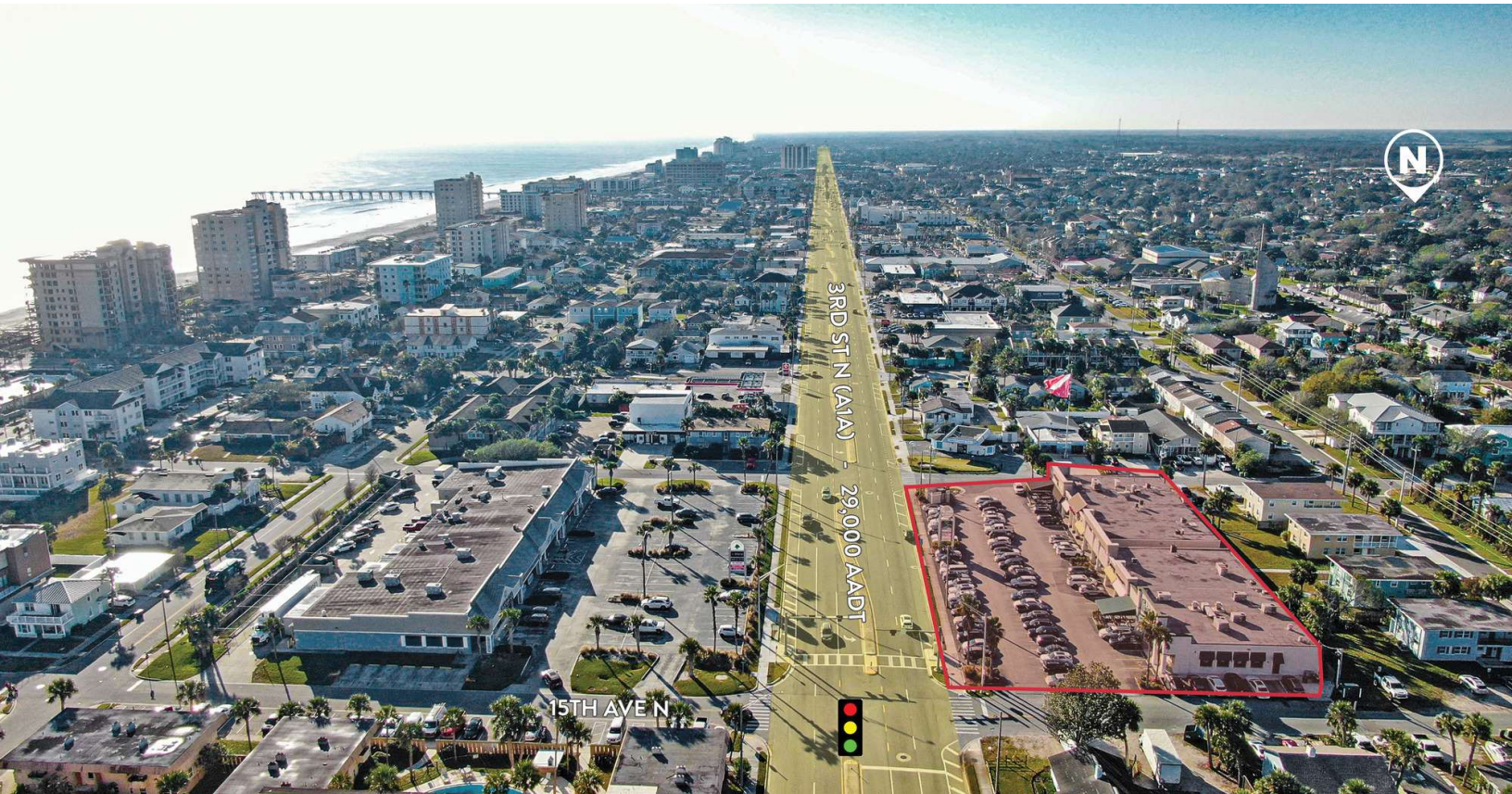
	1 Mile	3 Miles	5 Miles
Total Households	5,069	21,096	46,951
Total Population	10,447	46,164	107,252
Average HH Income	\$135,959	\$141,490	\$137,475

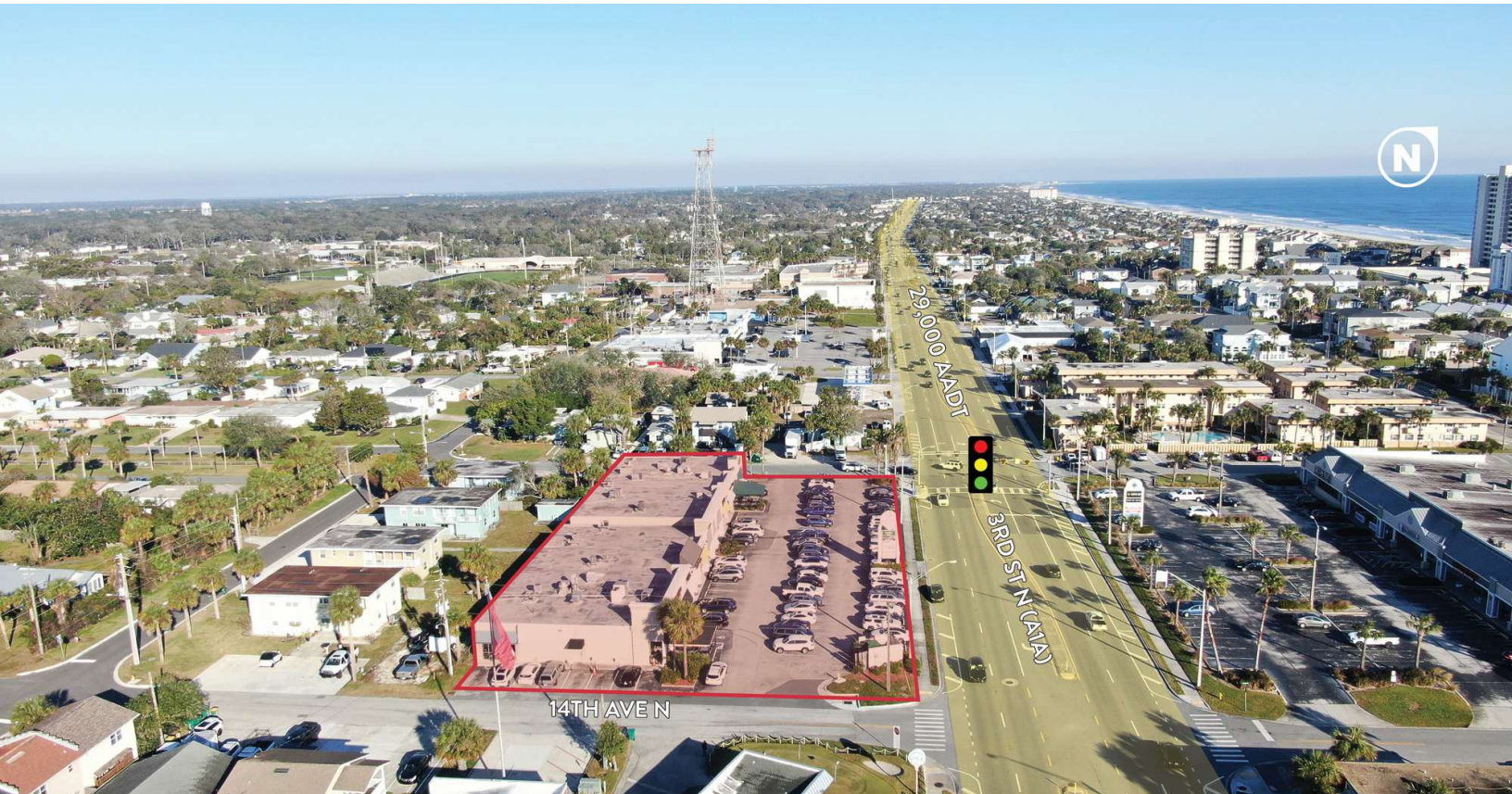
For More Information

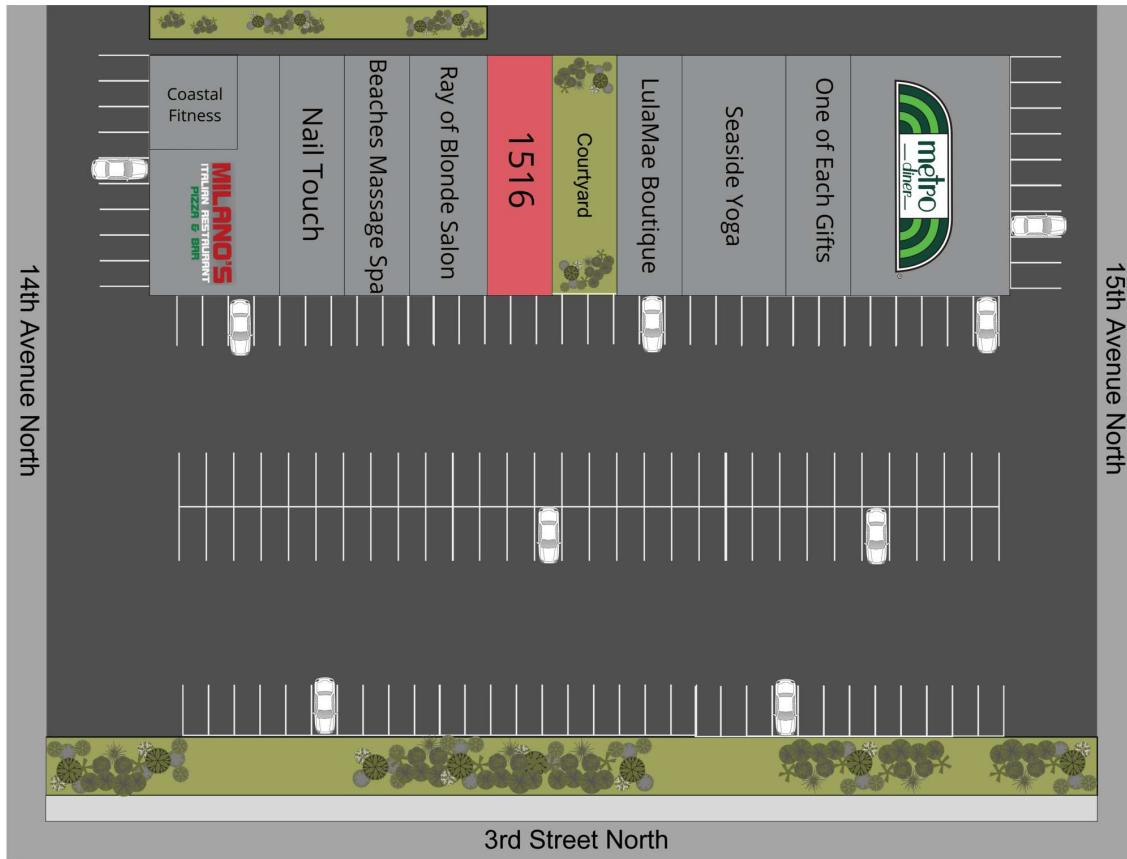


Austin Kay

Vice President, Retail Specialist
 O: 904 493 4495 | C: 904 386 4881
 ak@naihallmark.com

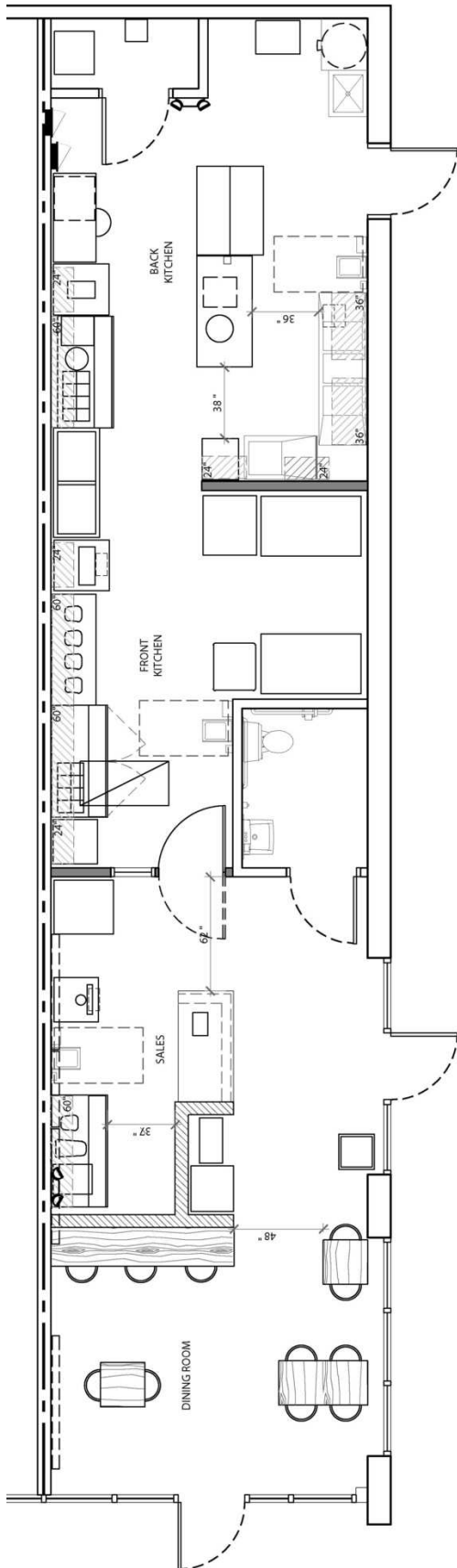






Available Spaces

Suite	Tenant	Size	Type	Rate
319	Coastal Fitness	900 SF	NNN	-
1504	Milano's Italian Restaurant Pizza and Bar	2,500 SF	NNN	-
1508	Nail Touch	1,180 SF	NNN	-
1510	Beaches Massage Spa	1,360 SF	NNN	-
1514	Ray of Blonde Salon	1,360 SF	NNN	-
1516	Available	1,100 SF	NNN	\$35.00 SF/yr
1518	LulaMae Boutique	1,100 SF	NNN	-
1524	Seaside Yoga	2,190 SF	NNN	-
1526	One of Each Gifts	1,015 SF	NNN	-
1534	Metro Diner	4,250 SF	NNN	-

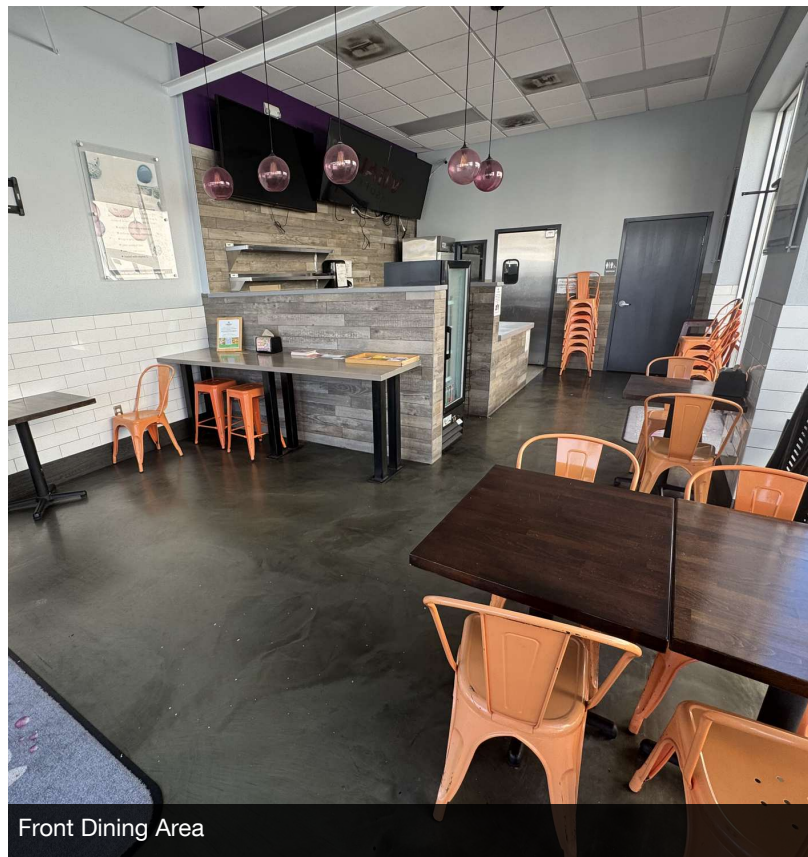




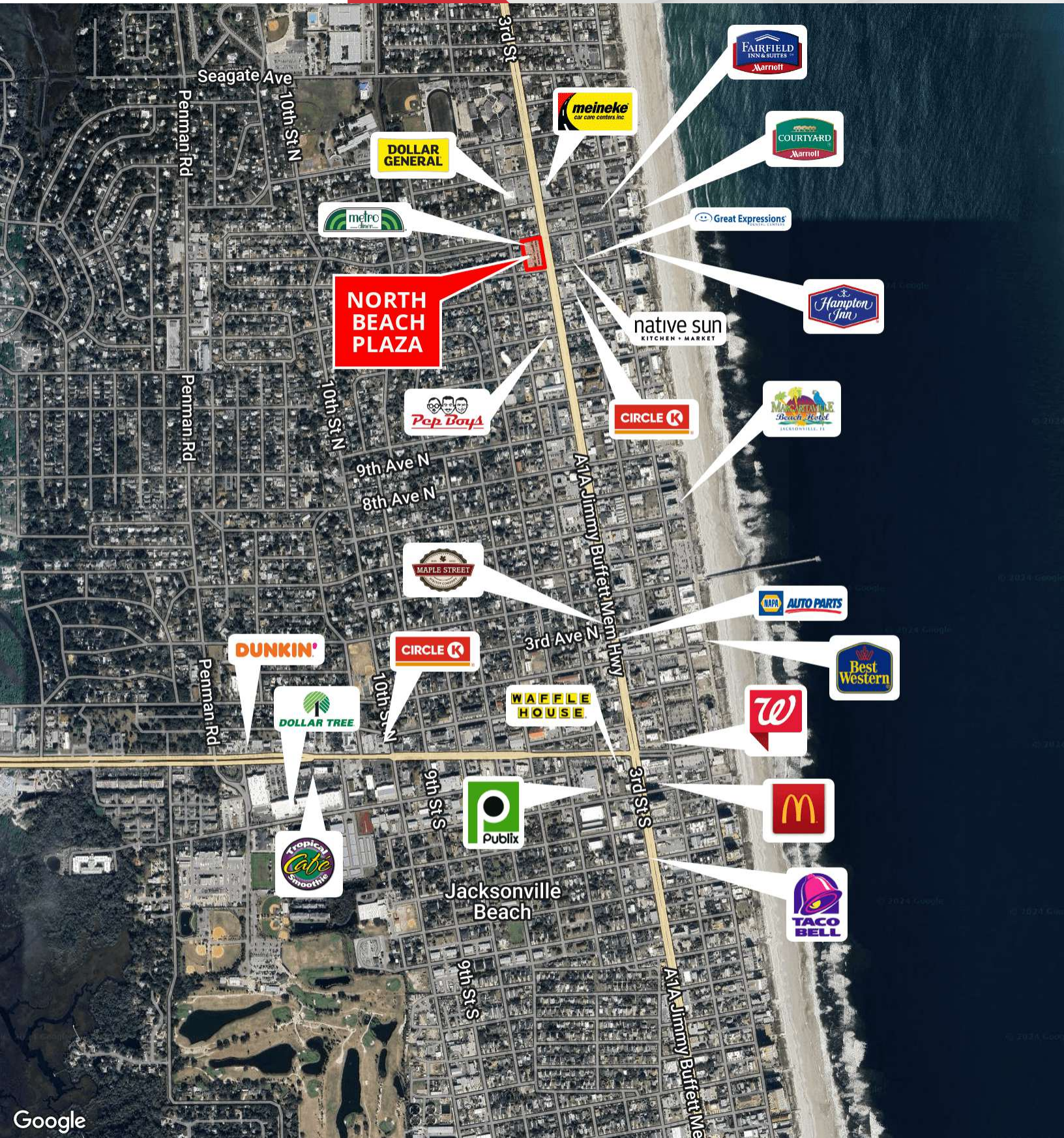
Front Door Parking



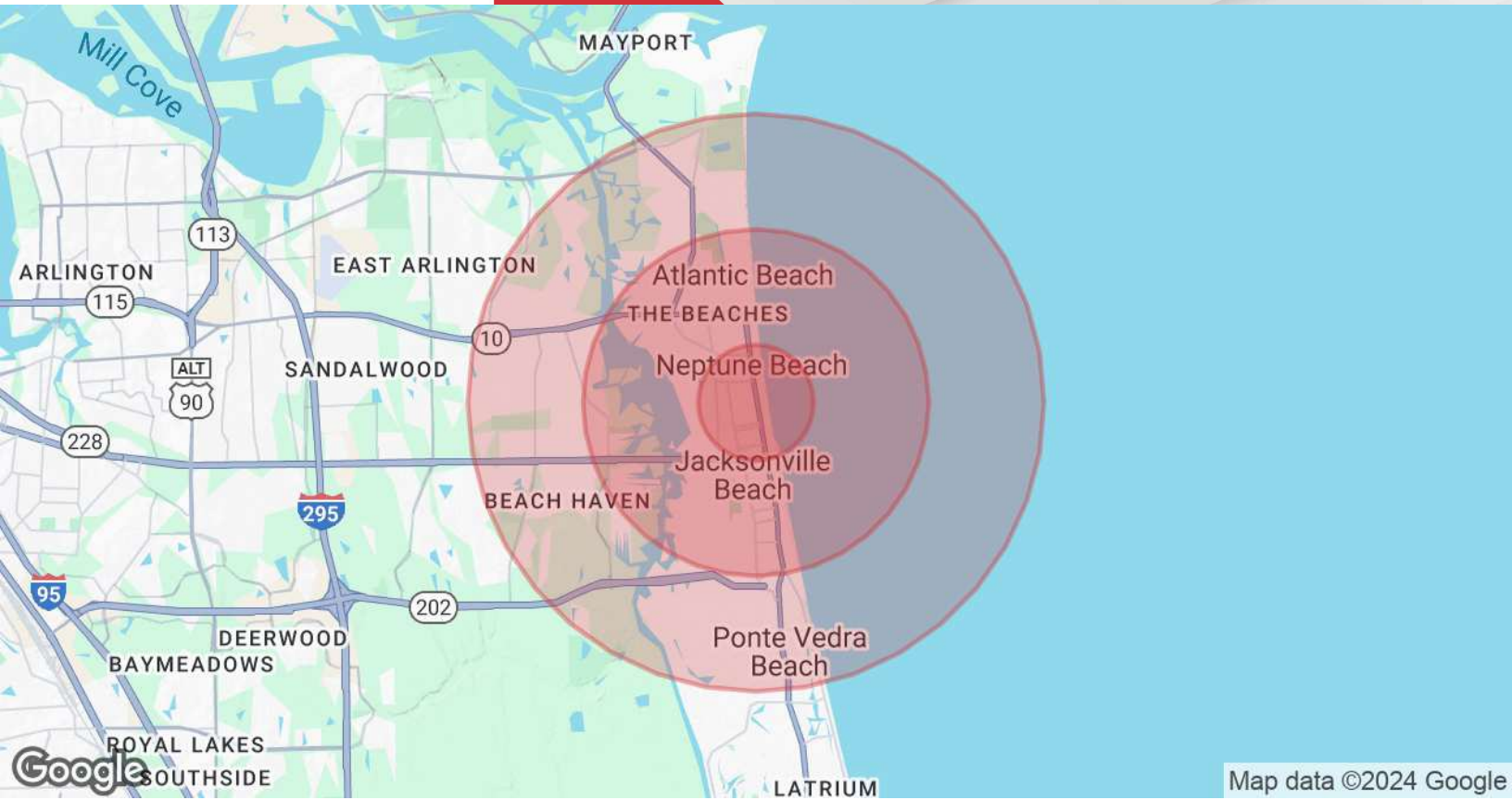
Outdoor courtyard seating is available as allowed by local ordinances



Front Dining Area



Google



Map data ©2024 Google

Population

	1 Mile	3 Miles	5 Miles
Total Population	10,447	46,164	107,252
Average Age	44	44	43
Average Age (Male)	43	43	42
Average Age (Female)	45	45	44

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	5,069	21,096	46,951
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$135,959	\$141,490	\$137,475
Average House Value	\$640,587	\$637,292	\$591,858

Demographics data derived from AlphaMap