

# RETAIL PROPERTY FOR LEASE

## 1316 N 3rd Street Jacksonville Beach, FL 32250



### OFFERING SUMMARY

**Building Size:** ± 2,250 SF

**Space Available:** ± 850 SF

**Zoning:** JC-1

**Traffic Count:** ± 34,500 cars

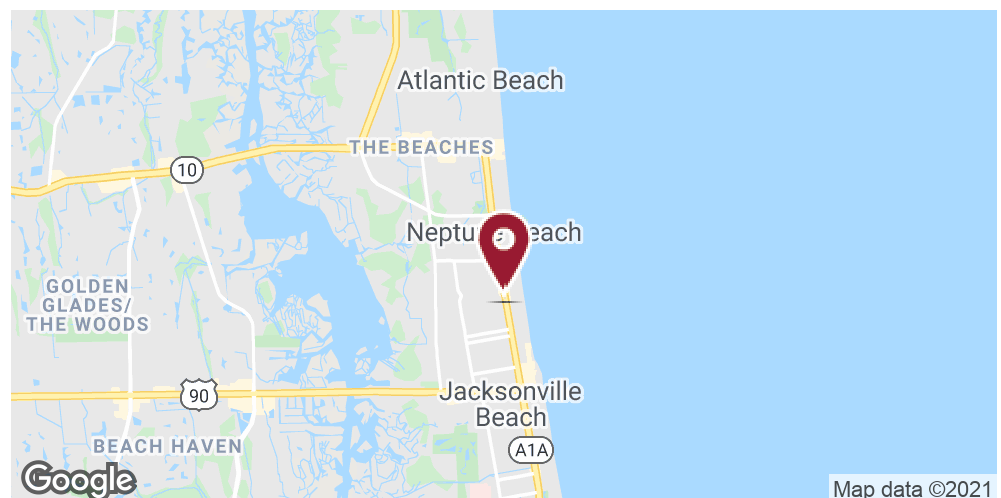
**Signage:** Pylon signage on 3rd Street

**Lease Length:** Negotiable

**Lease Rate:** \$2,125 per month + tax (\$30 PSF, Gross)

### PROPERTY OVERVIEW

Excellent opportunity in Jacksonville Beach. The available space is currently occupied by a CBD storefront and has been used for a boutique ice creamery, massage therapist, hair salon, law office, and can adapt to a variety of other professional uses.



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Pine Street RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com

Information provided is deemed accurate, but subject to errors and/or omissions.



Pine Street / RPS

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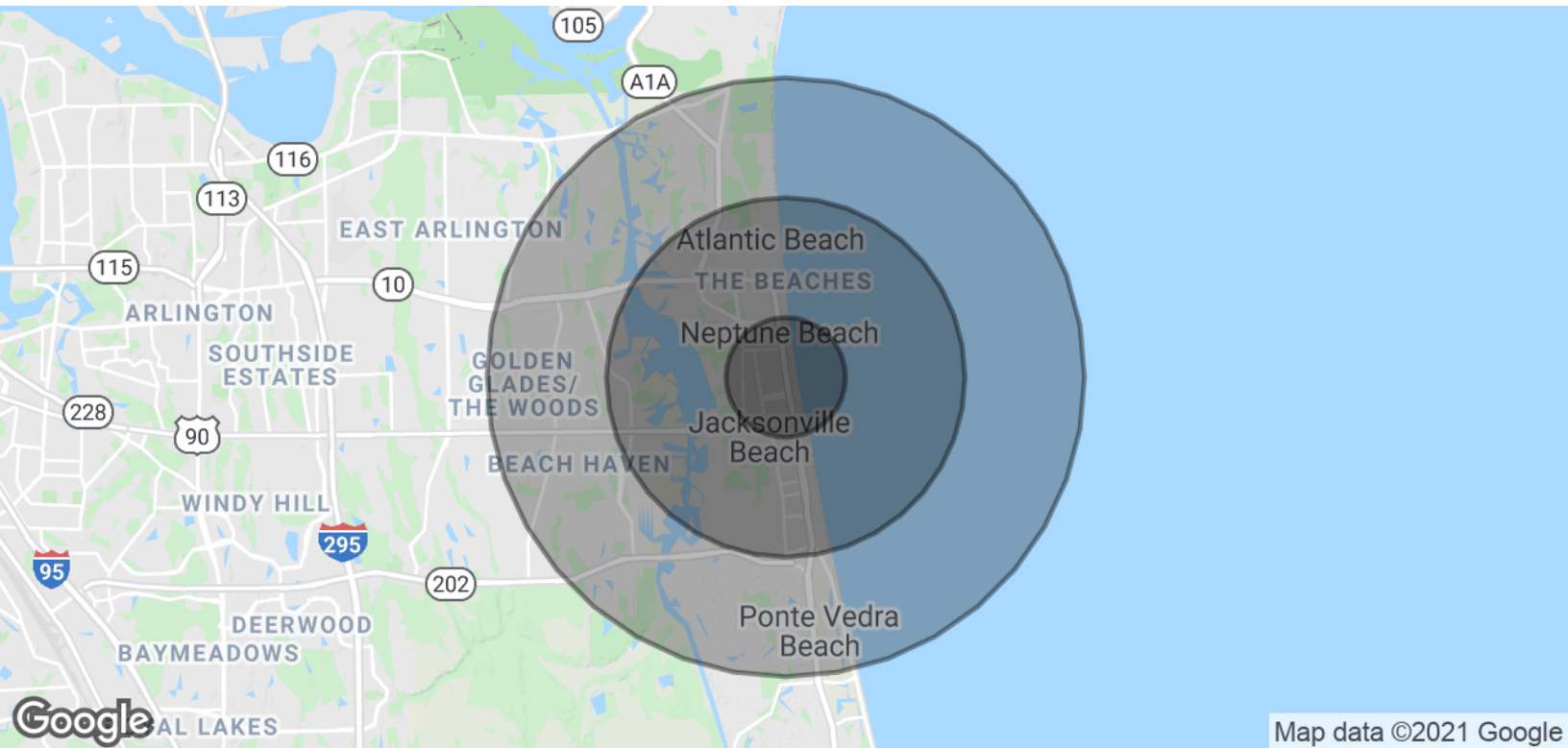


Pine Street / RPS



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## 1316 N 3rd Street Jacksonville Beach, FL 32250



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,267	36,788	87,137
Average age	41.3	40.2	38.5
Average age (Male)	41.1	39.6	37.5
Average age (Female)	40.0	40.8	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,118	16,096	36,610
# of persons per HH	2.0	2.3	2.4
Average HH income	\$69,001	\$78,971	\$78,283
Average house value	\$337,390	\$352,288	\$322,617

\* Demographic data derived from 2010 US Census

