



## 815 3rd Street South

Jacksonville Beach, Florida 32250

### Property Highlights

- High traffic location with 39,800+ cars daily in a strong commercial corridor - Zoned JC-1
- Hard corner site with excellent ingress, egress including median cut & on-site parking
- High visibility with both monument & building signage across 125' frontage on 3rd St & 200' on 8th Ave
- .57 acre site with an 11-bay auto service facility with fenced-in storage area.
- Parking lot improvements are planned to be completed by early Q4'24

### Property Overview

Commercial Automotive Retail Property Improved with 7,028 SF 11-Bay Auto Service Facility

### Offering Summary

Lease Rate:	\$35.00 SF/yr (NNN)
Building Size:	7,068 SF
Year Built:	1998
Real Estate ID#:	176100-0000
Lot Size:	0.57 Acres
Zoning:	JC-1
Traffic Count:	39,800 A.A.D.T.

### For More Information

#### Austin Kay

Vice President, Retail Specialist  
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For Lease

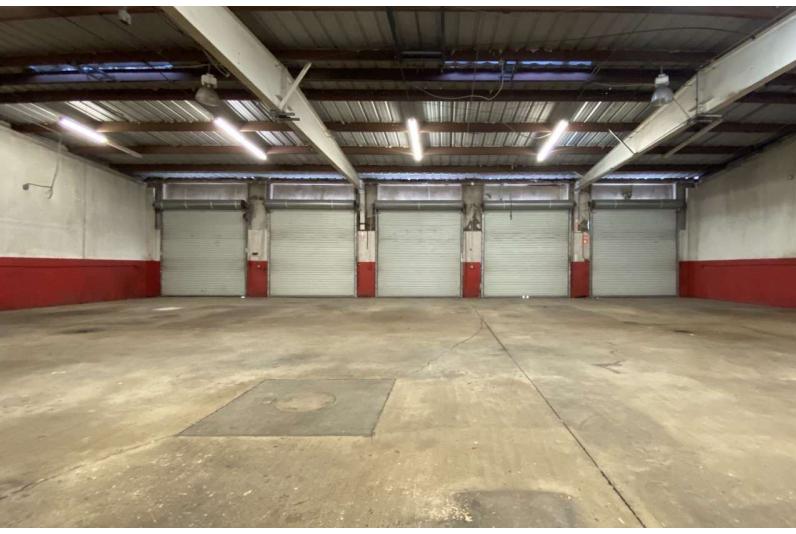
7,068 SF | \$35.00 SF/yr

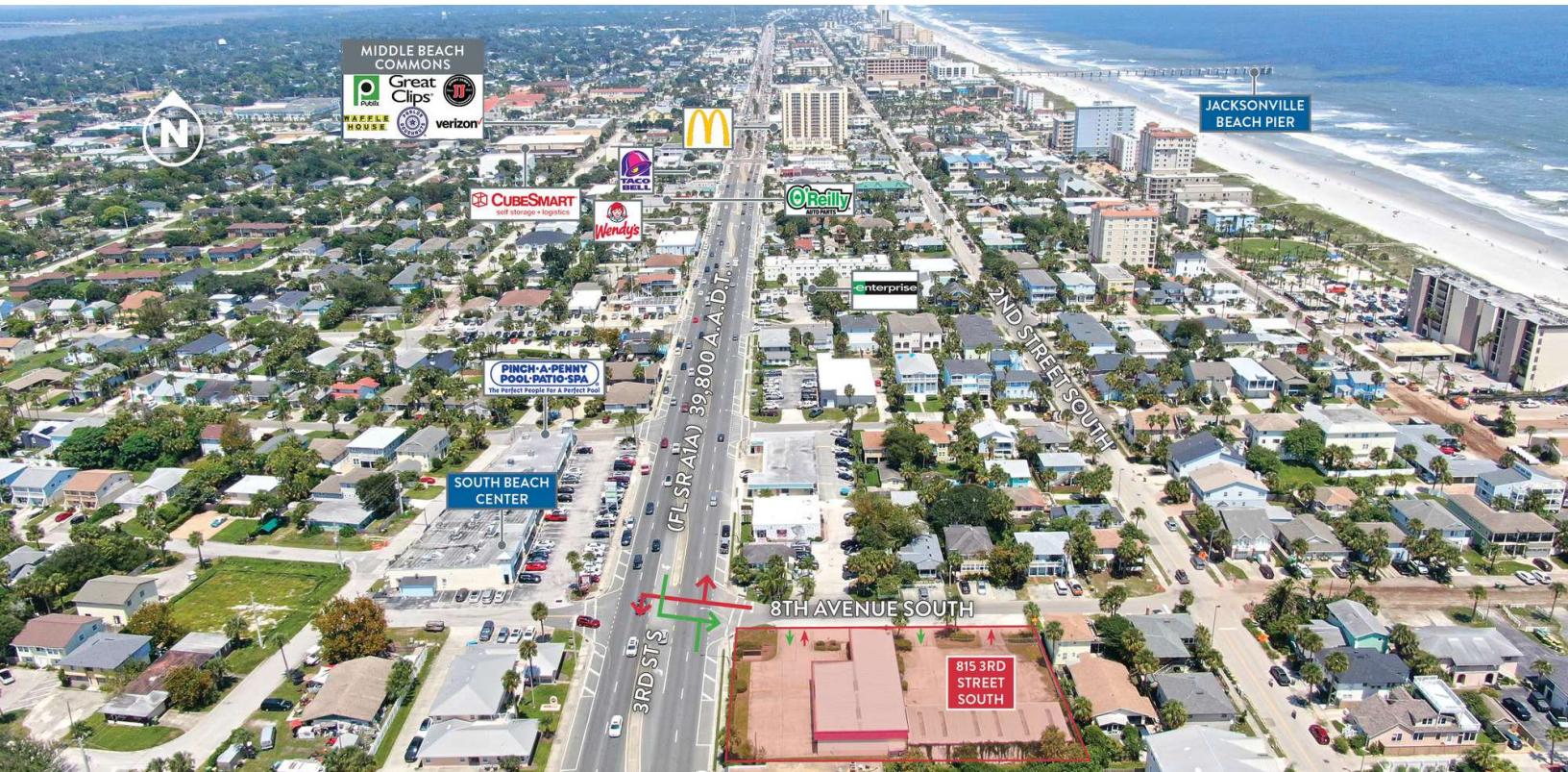
Automotive Retail

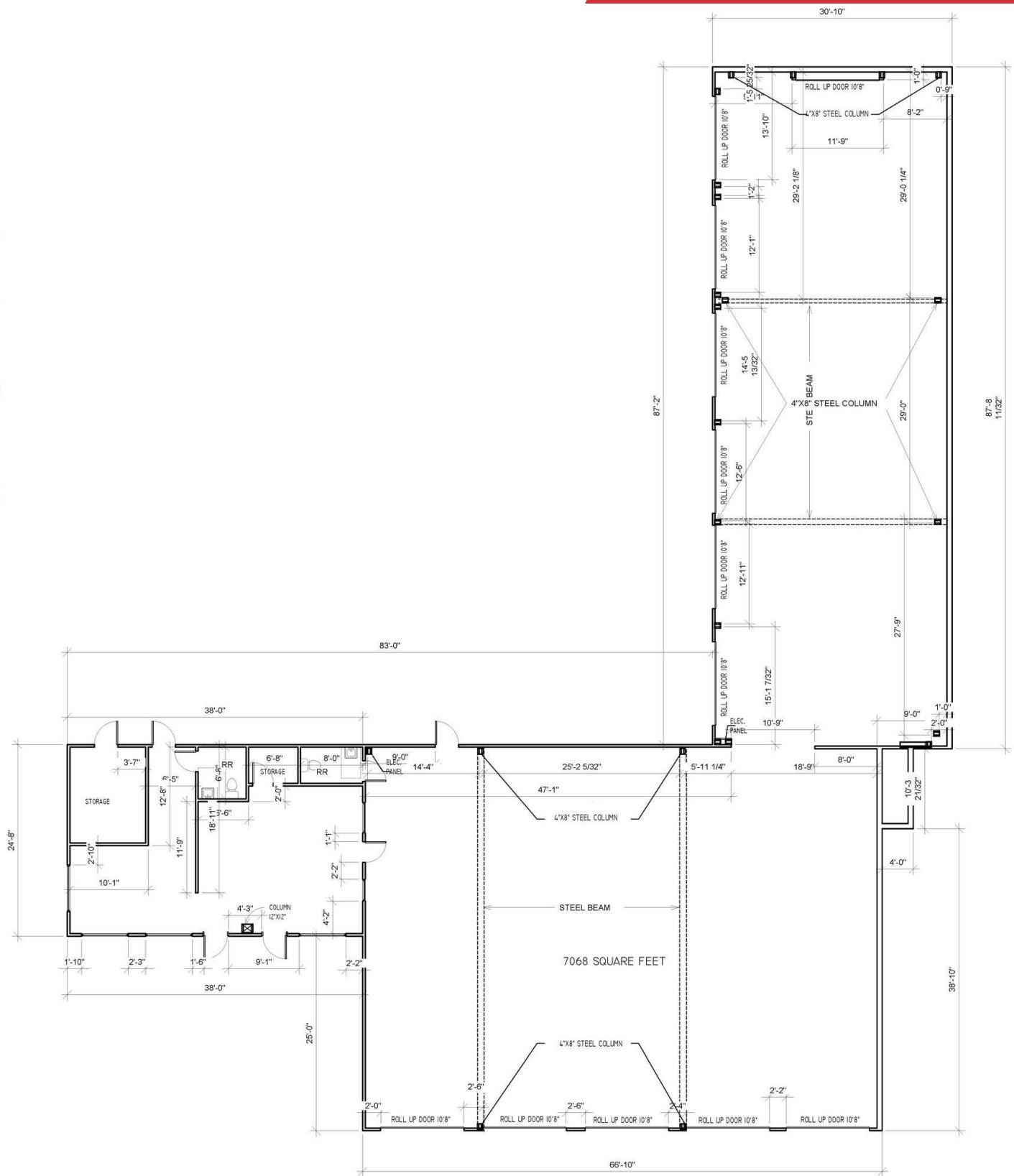


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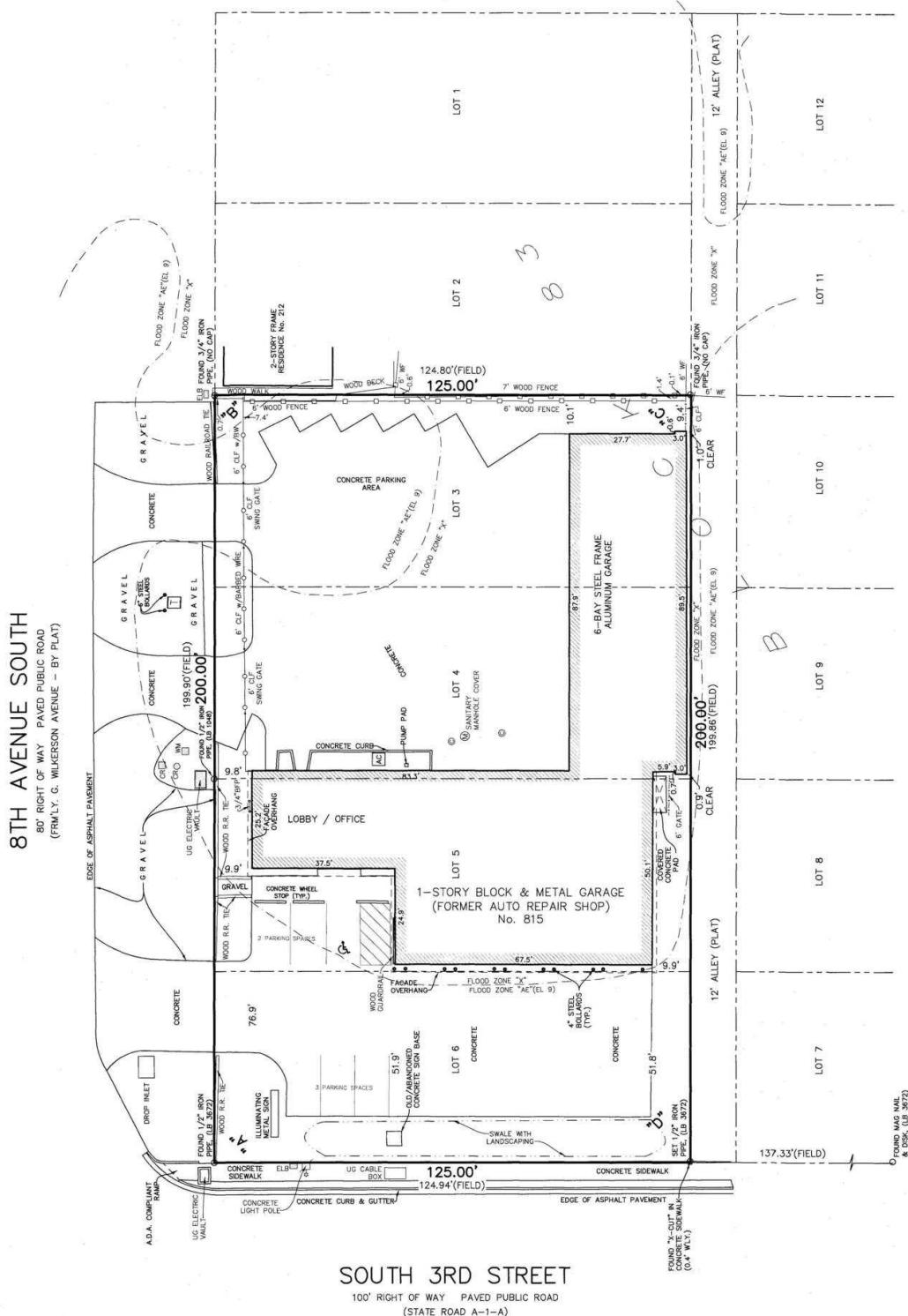


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SOUTH 2ND STREET

50' RIGHT OF WAY PAVED PUBLIC ROAD

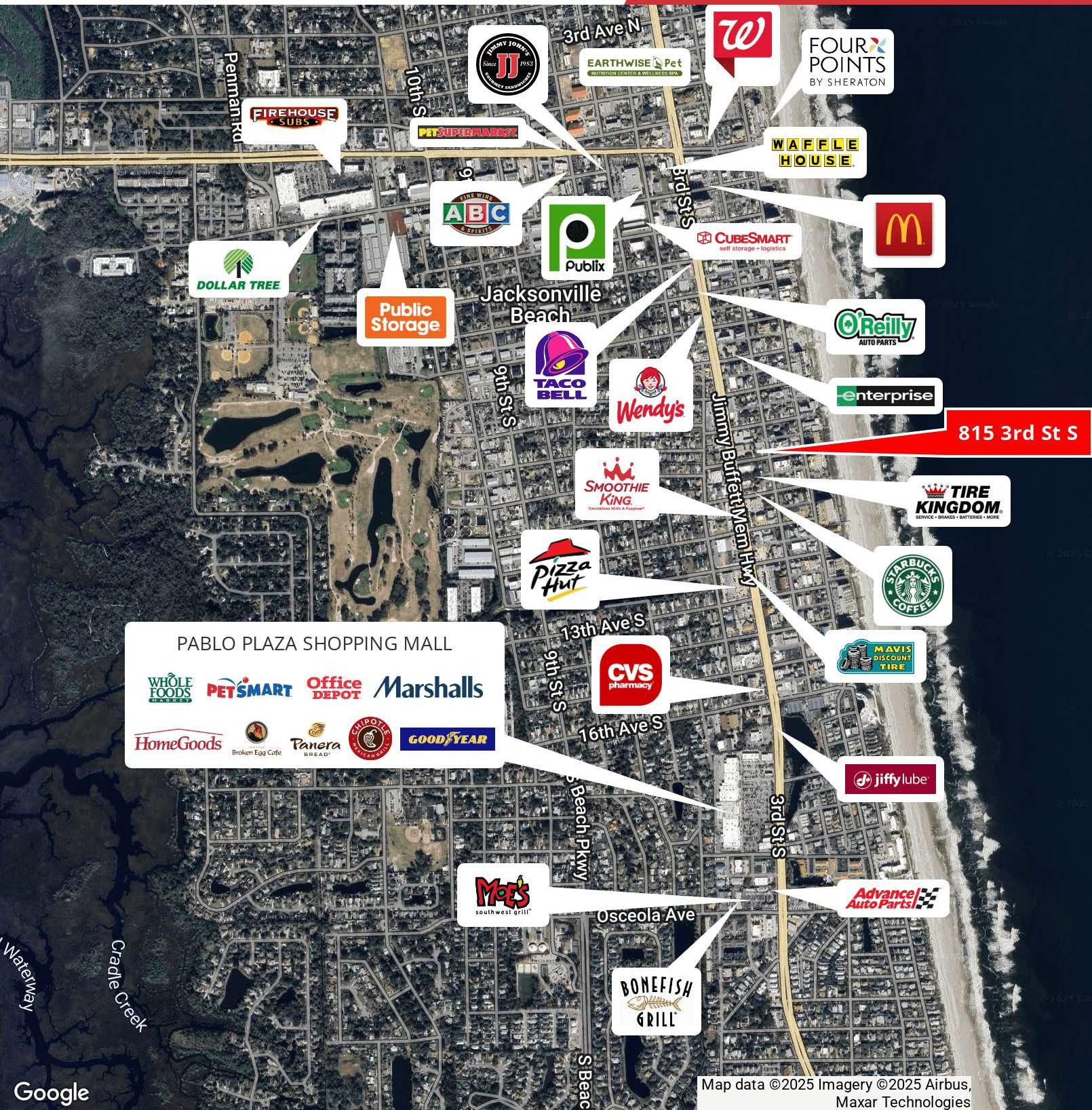


SOUTH 3RD STREET

100' RIGHT OF WAY PAVED PUBLIC ROAD  
(STATE ROAD A-1-A)

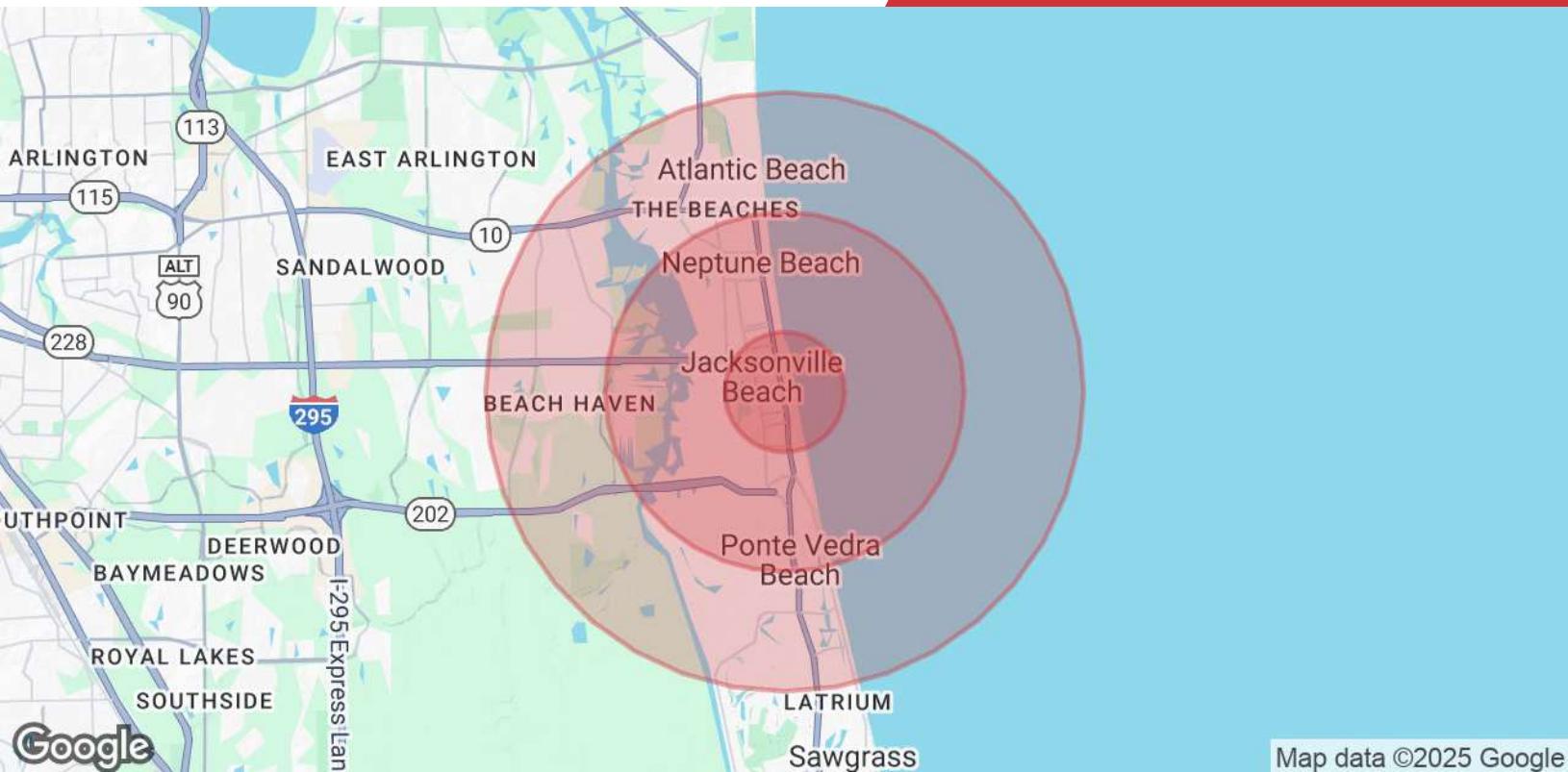
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#### Population

	1 Mile	3 Miles	5 Miles
Total Population	8,776	41,466	96,830
Average Age	45	44	44
Average Age (Male)	44	43	43
Average Age (Female)	46	45	45

#### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,493	19,305	42,999
# of Persons per HH	2	2.1	2.3
Average HH Income	\$133,616	\$148,835	\$146,771
Average House Value	\$637,940	\$716,291	\$643,877

Demographics data derived from AlphaMap