



For Sale & Lease
4,000 SF | \$2,795,000
Existing Restaurant



410 3rd St N

Jacksonville Beach, Florida 32250

Property Highlights

- Rare freestanding 4,000 SF restaurant now offered for sale
- New roof installed in 2026
- Existing hood, sinks, grease trap and attached walk-in cooler
- 395 SF covered patio and 31 dedicated parking spaces
- Prime A1A frontage with approximately 37,000 vehicles per day
- Prominent corner location in Jacksonville Beach's central business district near City Hall & the area's primary retail corridor

Property Overview

Rare opportunity to acquire a freestanding restaurant property along 3rd Street (A1A), the primary commercial corridor serving the Beaches market. The 4,000 SF building includes an attached walk-in cooler, 395 SF covered patio and 31 dedicated parking spaces. A new roof was installed in 2026, providing a significant capital improvement for the next owner. Positioned on a highly visible corner near Jacksonville Beach City Hall and the area's primary retail corridor, the property is ideal for an owner-user or restaurant operator.

Offering Summary

Sale Price:	\$2,795,000
Lease Rate:	\$39 SF/yr (NNN)
Building Size:	4,395 total SF under roof: 4,000 + 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

For More Information



Austin Kay

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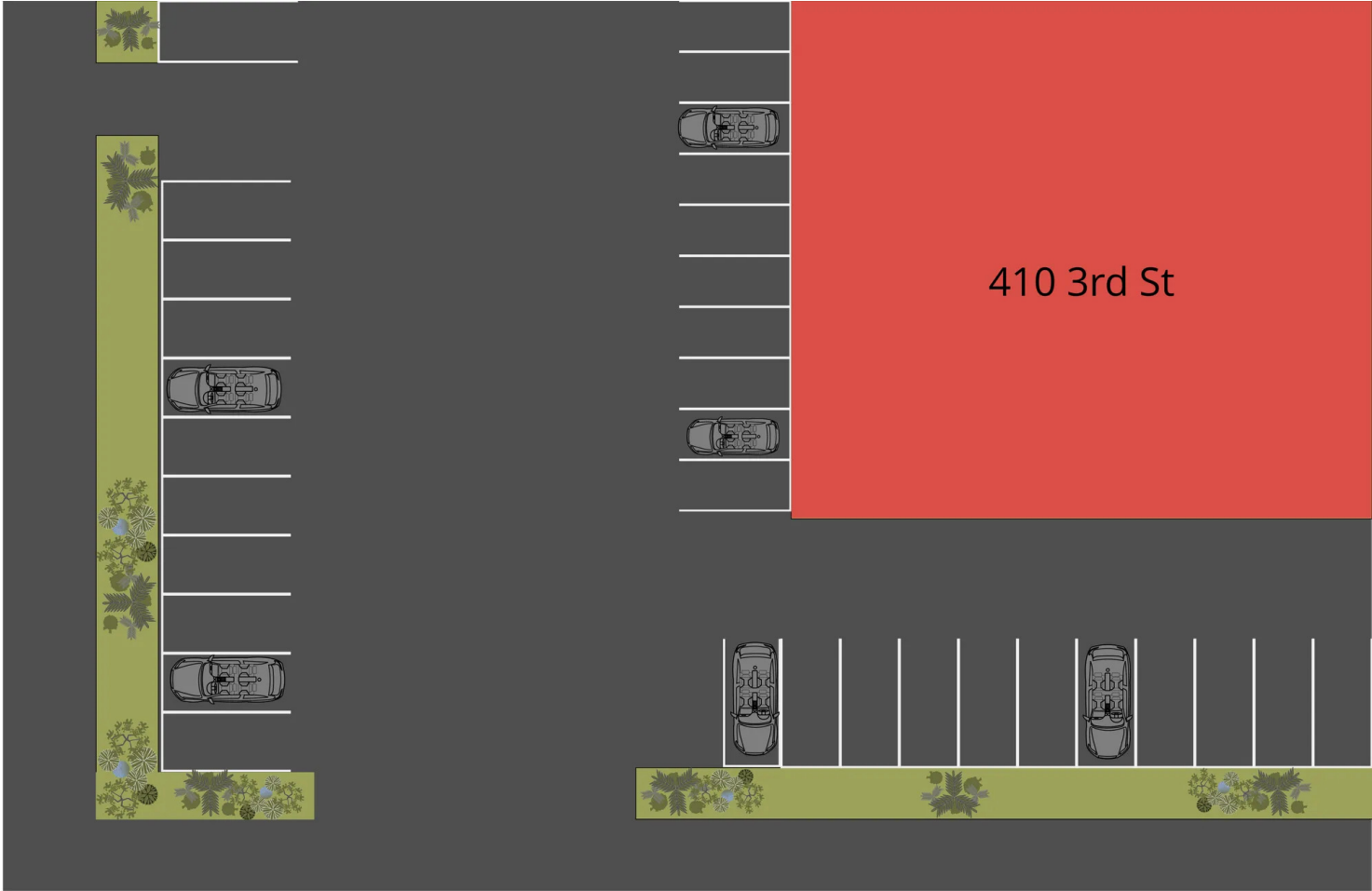


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Available Spaces

Suite	Tenant	Size	Type	Rate
410 3rd St	Available	4,000 SF	NNN	\$39.00 SF/yr

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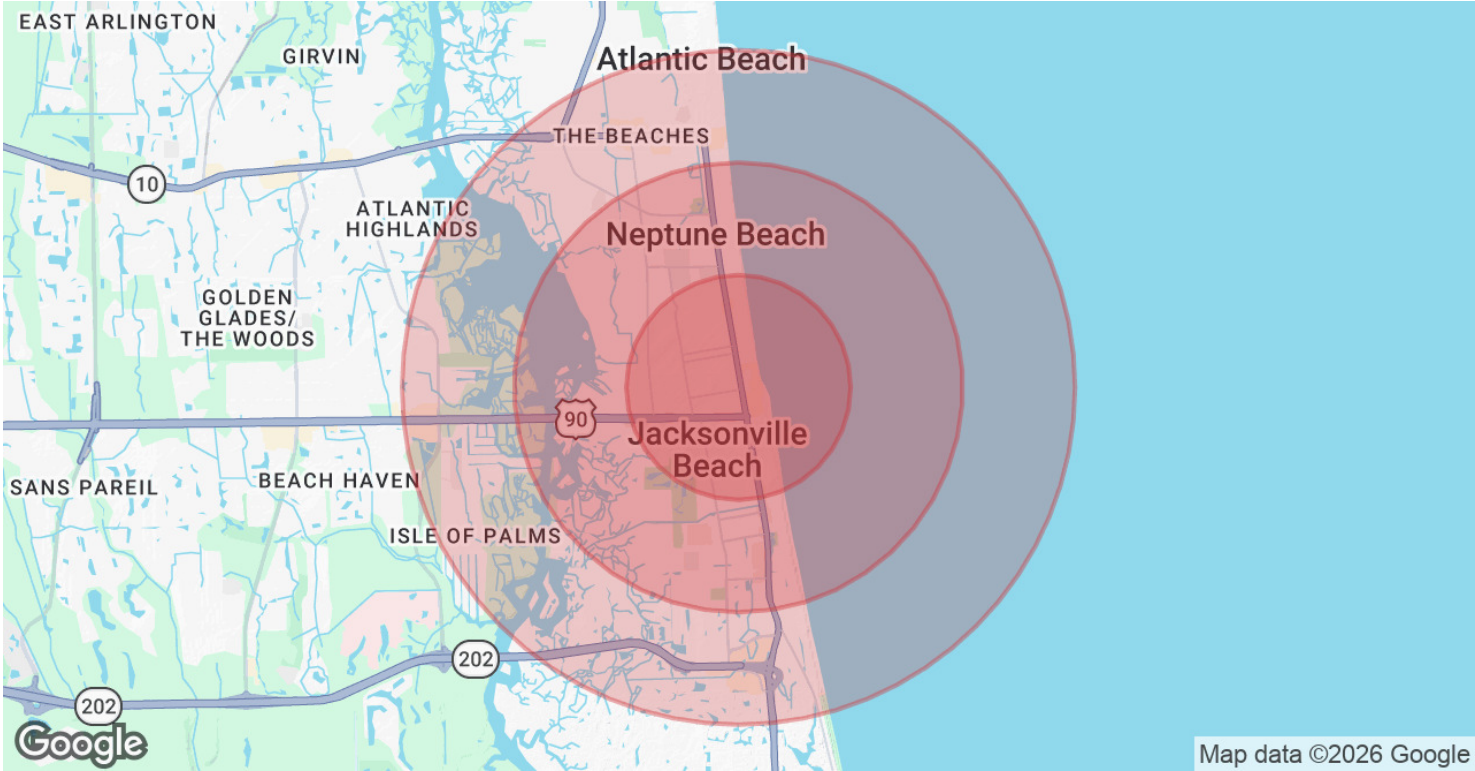


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Population	1 Mile	2 Miles	3 Miles
Total Population	9,813	23,586	42,511
Average Age	43.3	43.3	43.7
Average Age (Male)	44.0	44.1	43.7
Average Age (Female)	43.0	43.2	43.9
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	4,908	10,950	19,508
# 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)

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