

0.83 AC AT JAX BEACH | GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY

1636 3rd St S
Jacksonville Beach, FL 32250

CONNOR MARABELL
904.874.6969
connor@cantrellmorgan.com

 CANTRELL
& MORGAN

PROPERTY OVERVIEW

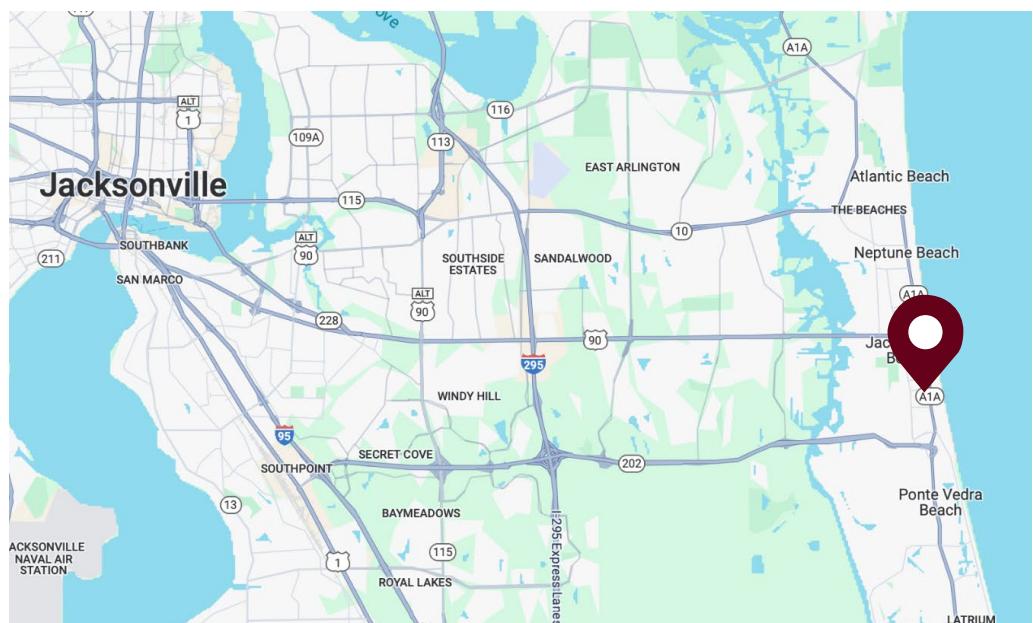
This rare Jacksonville Beach outparcel offers exceptional visibility at a hard corner with strong daily pedestrian and vehicular traffic. Located just one block from the beach and surrounded by popular restaurants and retailers, the site features flexible zoning and is ideally suited for small retail, coffee, or QSR/fast-casual concepts seeking both walk-up and destination traffic. With extremely limited inventory in this market, this represents a unique opportunity to secure a premier retail location in Jacksonville Beach!

PROPERTY DETAILS

Address:	1636 3rd St S, Jacksonville Beach, FL 32250
Parcel #:	179662-0000
Property Type:	Land
Acreage:	0.83 ± acres
County:	Duval County
Land Use:	Commercial
Zoning:	JC-1

DEMOGRAPHICS

	3 MILES	5 MILES
Population	40,649	96,611
Households	18,913	43,534
Median Age	43.2	42.7
Average Household Income	\$181,331	\$164,473
Median Household Income	\$122,626	\$112,804



1636 3rd St S | Jacksonville Beach, FL 32250

CONNOR MARABELL
904.874.6969
connor@cantrellmorgan.com

 CANTRELL
& MORGAN

SURROUNDING AREA



1636 3rd St S | Jacksonville Beach, FL 32250

CONNOR MARABELL
904.874.6969
connor@cantrellmorgan.com

CANTRELL & MORGAN