

Renovated Free Standing Building

2526 S. 3rd Street
Jacksonville Beach, Florida 32250

➔ High Barrier To Entry Beaches Submarket

For Lease



Cord Butler

60 Ocean Blvd., Suite #15

Atlantic Beach, Florida 32233

Phone: (904) 465- 1000

Email: cord@thecordellgroup.com

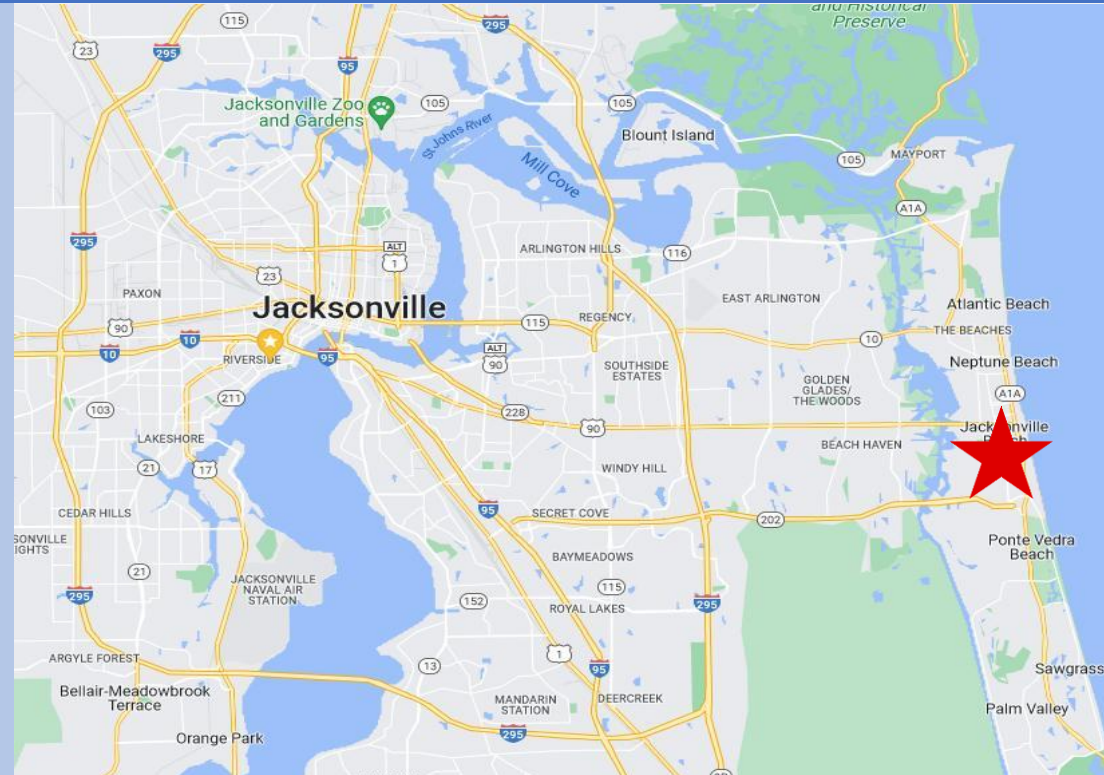


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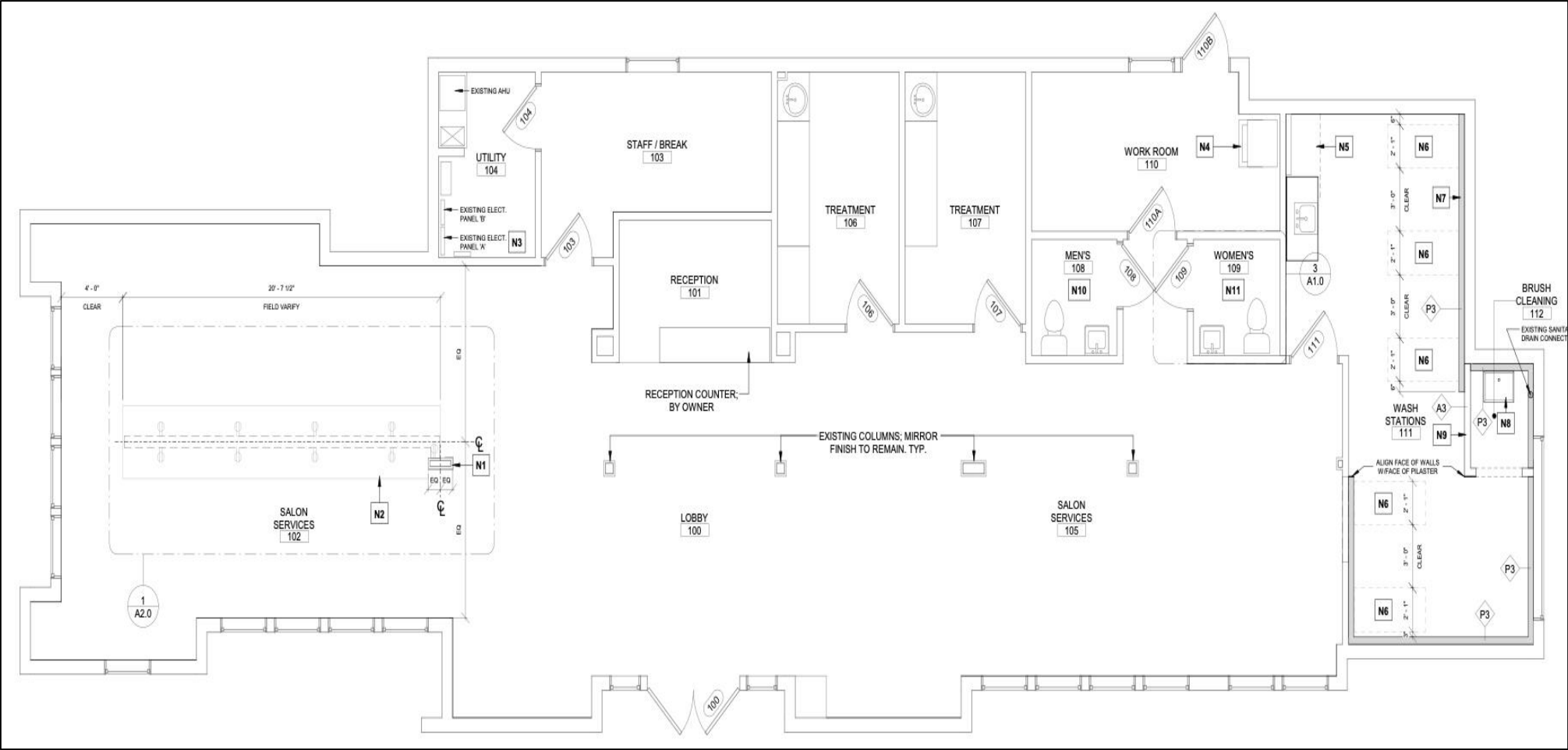
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PROPERTY HIGHLIGHTS

- **Location:** NWC S. 3rd Street & St Augustine Blvd., Jacksonville Beach, Florida 32250
- **Building Size:** 2,683 +-SF
- **Parking:** 20 + 1 HC
- **Signage:** High Visibility with New Monument
- **AADT:** 35,000 Cars Per Day
- **Frontage/Access/Exposure:**
2 points of ingress/egress plus 3rd St. median cut
152' +- FF - 3rd St. / 72+- FF -St Augustine
- **Zoning/Potential Uses:** JC-1- Commercial General
([Click for JC-1 Zoning Description](#))
- **Renovations:** New Interior (with high-end finishes), new exterior, roof, landscape & parking lot
- **Utilities:** Beaches Energy, city water and sewer
- **Lease Rate:** \$41.50 SF NNN
Real Estate taxes, Insurance & CAM: \$10.00 SF (estimated)



FLOOR PLAN



AERIAL SITE PLAN



AERIAL

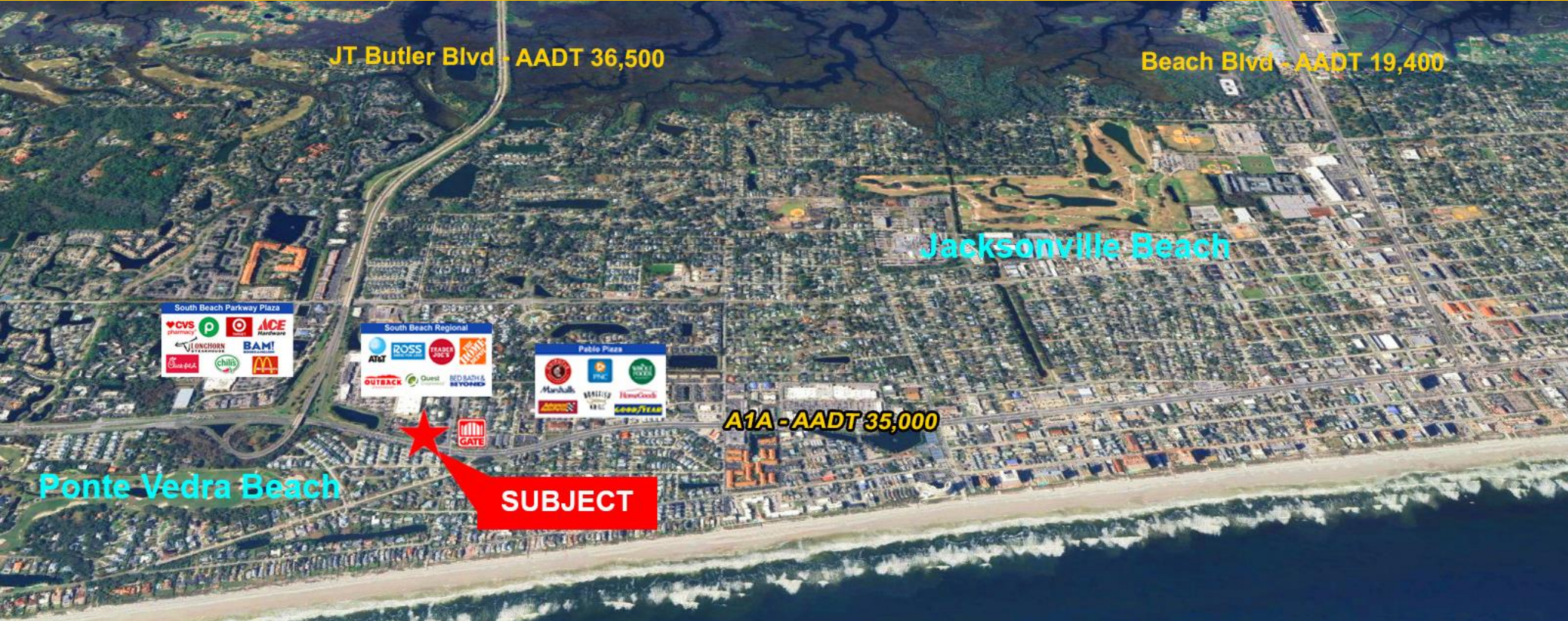


SUBJECT

Pablo Plaza



3rd Street South / A1A - AADT 35,000



JT Butler Blvd - AADT 36,500

Beach Blvd - AADT 19,400

Jacksonville Beach



A1A - AADT 35,000

Ponte Vedra Beach

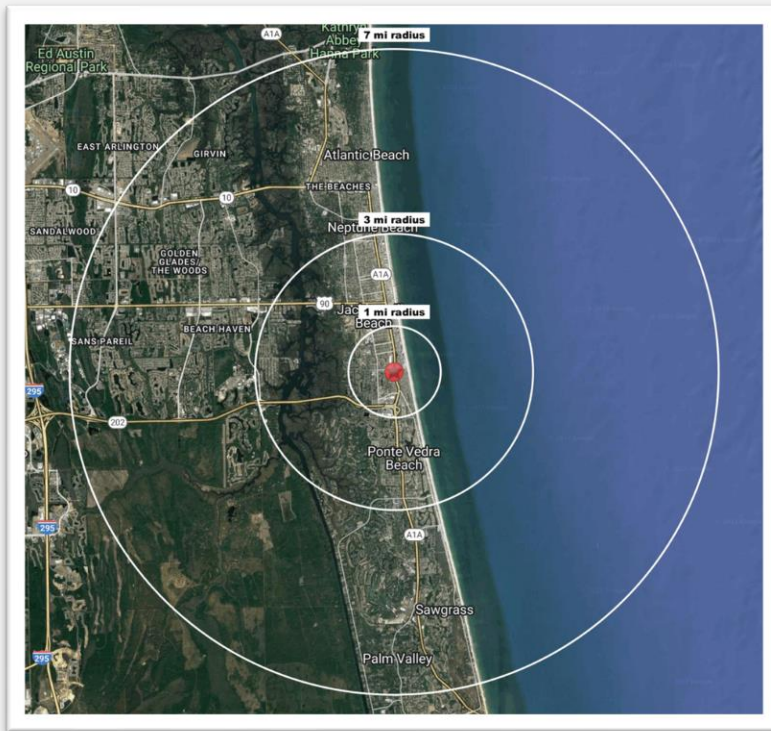
SUBJECT



AREA DEMOGRAPHICS

2526 S. 3rd Street, Jacksonville Beach, Florida 32250

The property is situated between two major throughfares leading to the beach (JT Butler Blvd. & Beach Blvd.) and is located directly on Highway A1A two blocks from the Atlantic Ocean in S. Jacksonville Beach. The residential homes in the area are some of the most sought after in the Northeast Florida area and many major retail stores, restaurants and suppliers are located within 1 mile of the subject, including three shopping centers featuring multiple merchants.



	1 MILE	3 MILES	7 MILES
2023 Population	9,310	37,439	154,706
2026 Projected Population	9,737	40,174	165,024
2023 Total Households	4,259	17,264	65,738
2026 Projected Households	4,358	17,997	68,326
Average Household Income	\$155,172	\$129,914	\$166,882
2023 Median Age	41.4	41.7	40.1
2023 Total Housing Units	4,965	19,276	71,039



PICTURES

