

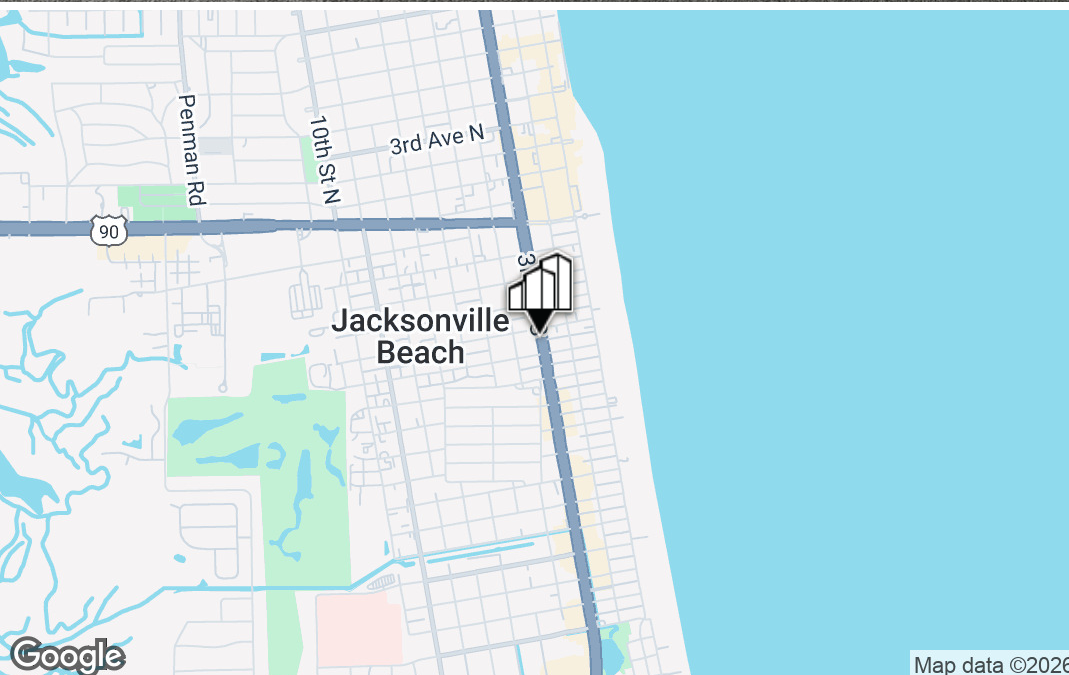
# RETAIL/OFFICE FOR LEASE

## 416 3RD ST S # 101

JACKSONVILLE BEACH, FL 32250



PRIMEREALTY



### For More Information:

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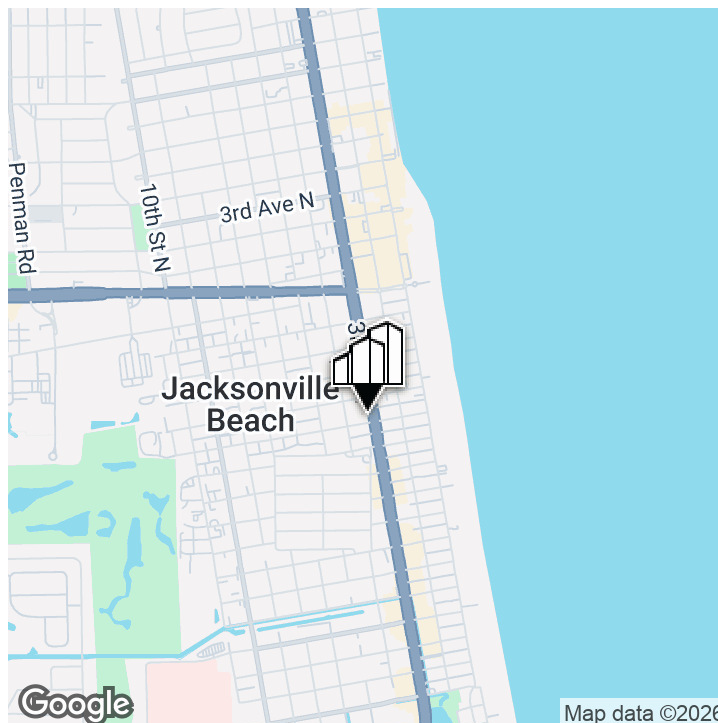
Office | Industrial | Retail | Multi-Family

*All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.*

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## OFFERING SUMMARY

Lease Rate:	\$39.00 SF/yr (NNN)
Available SF:	750 SF
Number of Units:	1
Year Built:	1973
Zoning:	C-1

## PROPERTY OVERVIEW

Retail/Office Space located on the corner of 3rd St S and 5th Ave S, The Property is located in the heart of Jacksonville Beach. Located minutes from Beach Boulevard and JTB, this is a unique opportunity for a retailer or office user to be fronted directly on 3rd St in Jacksonville Beach (37,000 VPD) surrounded by an abundance of retail and restaurants.

## PROPERTY HIGHLIGHTS

- Prime Location in Jacksonville Beach just south of Beach Blvd
- Space fully built out as standard retail space
- Flexible zoning for retail or office users
- Directly fronted on 3rd St S (37,000 VPD) with signage available
- Walking distance to retail and restaurants

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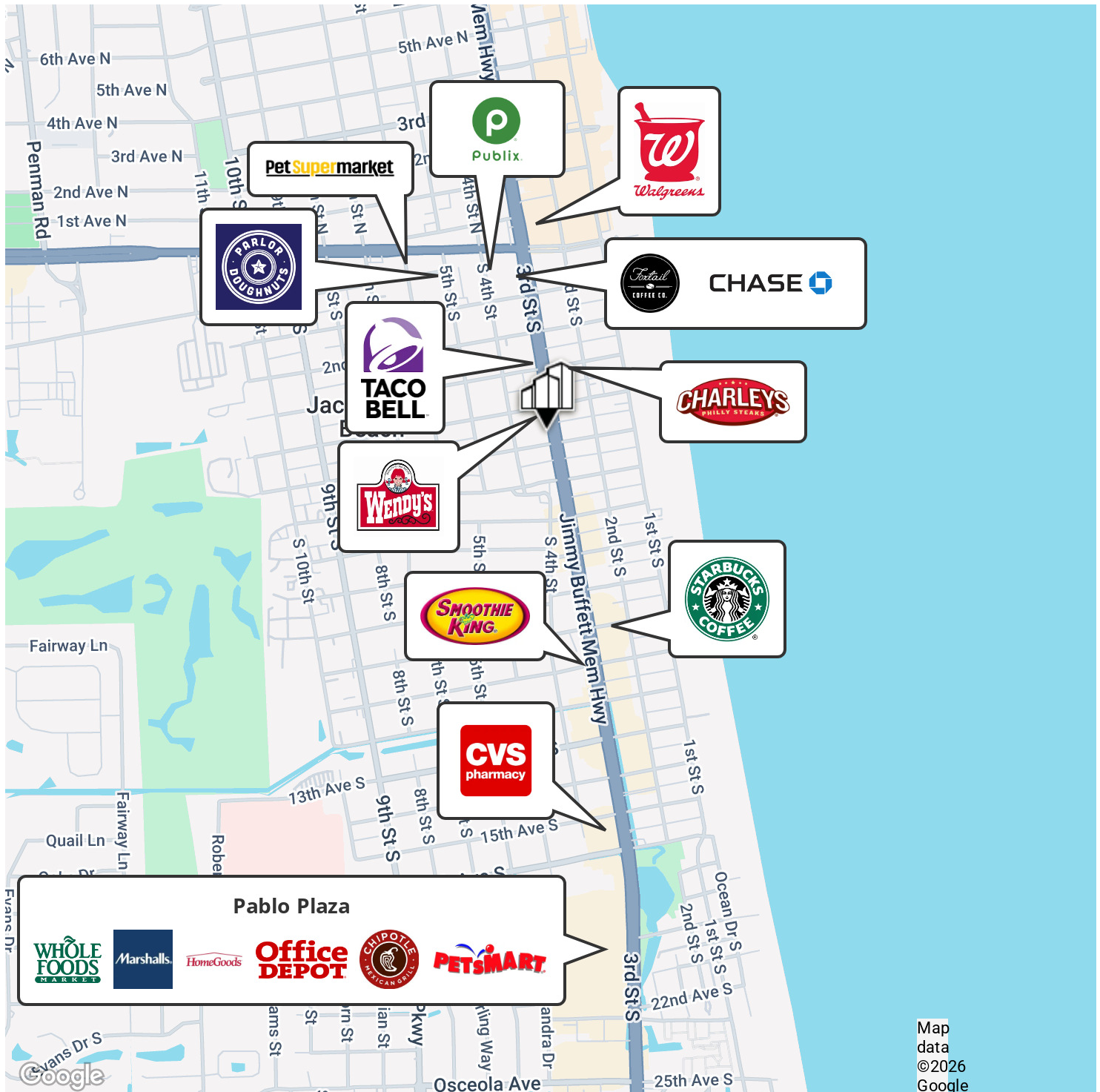
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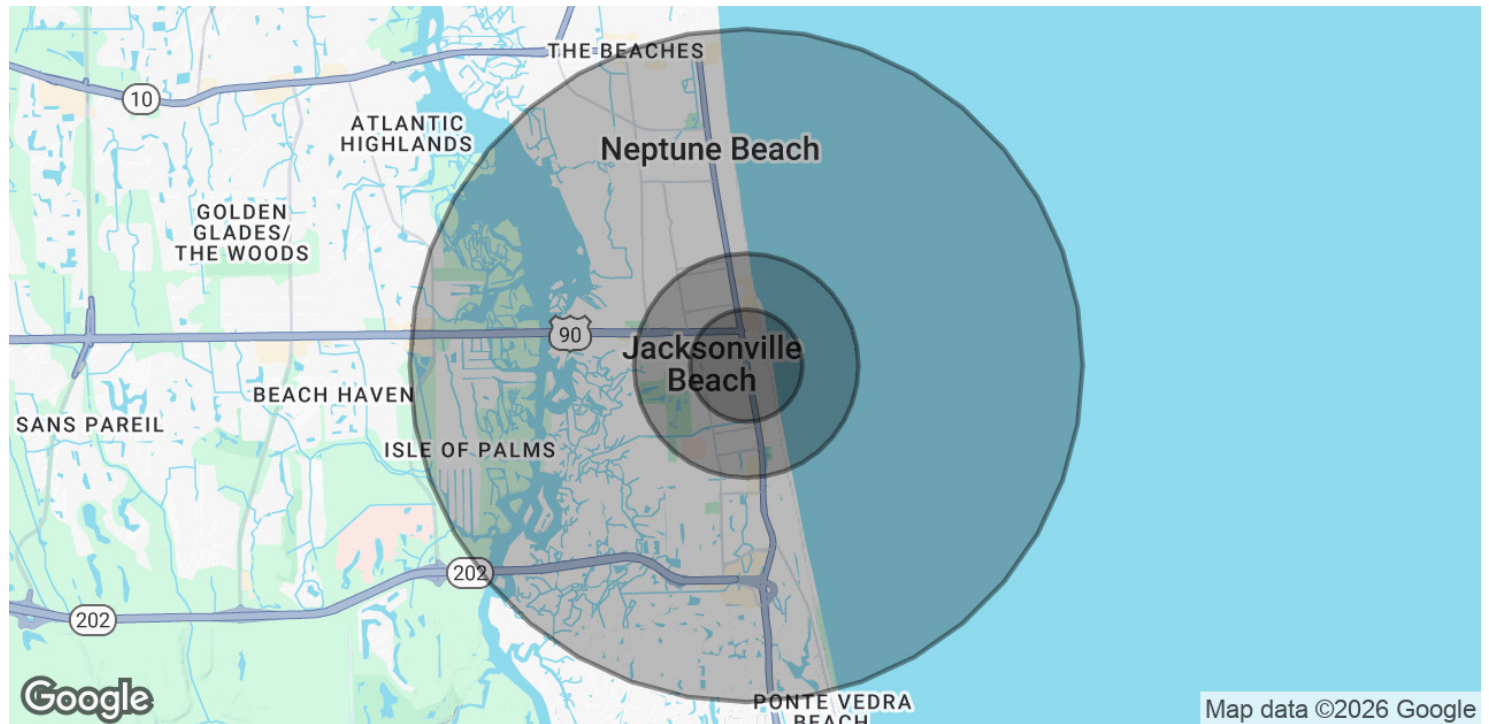
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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	3,589	9,241	41,678
Average Age	45	44	44
Average Age (Male)	43	43	43
Average Age (Female)	47	45	45

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	1,930	4,770	19,438
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$112,168	\$129,350	\$146,876
Average House Value	\$696,129	\$634,587	\$703,706

Demographics data derived from AlphaMap

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