



0.43± Acre Hard Corner

Jacksonville Beach Retail

Ground Lease

1539 3rd St,
Jacksonville Beach, FL 32250

Property Information

- 0.43 Acre site with former 2,699 SF convenience store/ gas station (tanks are still in place and can be easily removed)
- Situated in the heart of Jacksonville Beach with high visibility along 3rd Street South, one of the busiest corridors in the area
- Well-positioned for commercial development with strong pedestrian and vehicle traffic
- Adjacent to one of only two **Whole Foods Markets** in the Jacksonville MSA and proximate to Jacksonville Golf & Country Club's 18-hole championship Golf Course, Huguenot Tennis Park, and Jacksonville Beach Pier
- Jacksonville Beach attracts over 5 Million visitors annually
- The Average Household Income in Jacksonville Beach is \$164,826 annually with an average home value of \$634,388 (5 Minutes)
- The property is zoned JC-1 and allows for a range of commercial activities, including retail stores, restaurants, and service businesses



Trade Aerial



Submarket Jacksonville Beach



Jacksonville Beach is not just a place to relax; it's a hub of excitement and is a thriving commercial hub with a variety of opportunities for businesses.

With its pristine sandy shores stretching for miles, this picturesque beach offers an array of activities and mix of residential and commercial properties and a strong tourism-driven economy.

5M

Visitors Annually

\$165K

2024 Avg. HH Income

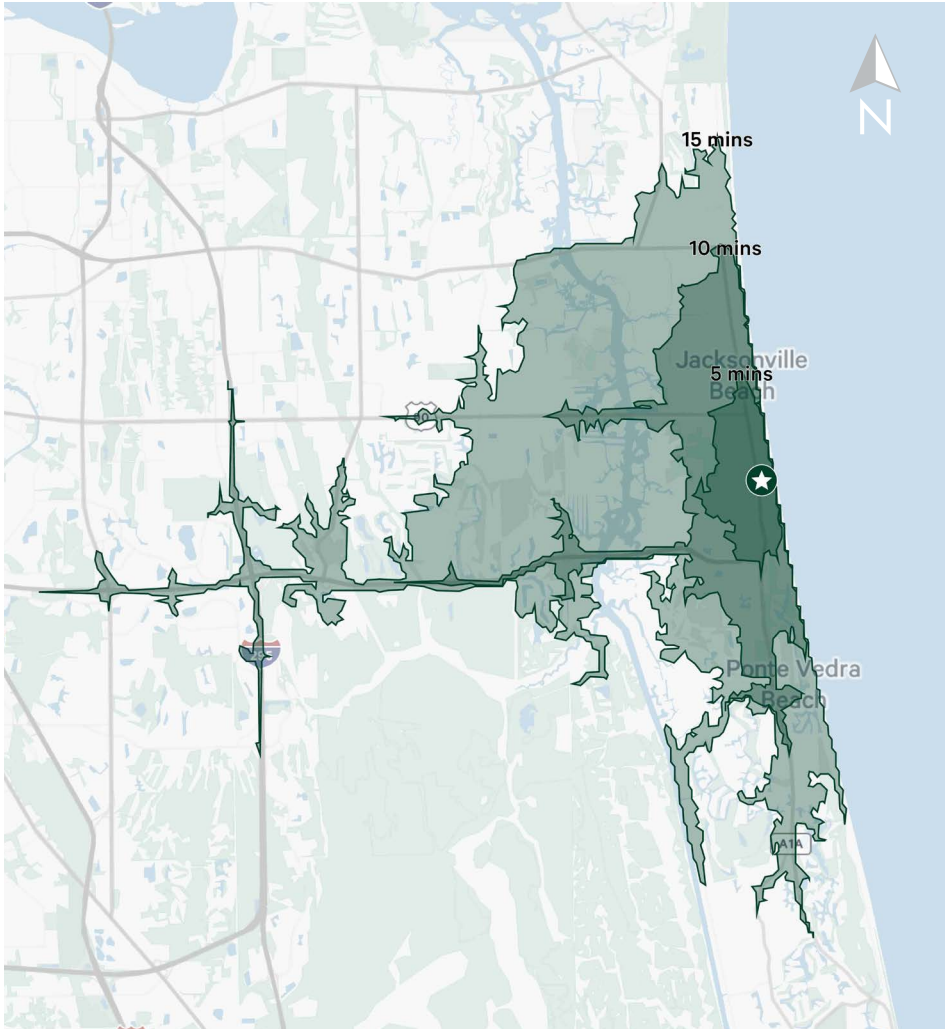
\$187K

2029 Proj. Avg. HH Income

\$634K

2004 Avg. Home Value

Area Demographics



	5 Minutes	10 Minutes	15 Minutes
2024 Population	13,681	46,679	124,865
2029 Population	13,953	49,072	131,791
2024-2029 Annual Population Growth Rate	0.39%	1.00%	1.09%
2024 Population	13,681	46,679	124,865
2024 Daytime Population	20,484	58,774	145,481
2024 Households	6,664	21,955	55,273
2029 Households	6,879	23,339	59,258
2024 Average Household Income	\$164,826	\$151,957	\$146,355
2029 Average Household Income	\$187,454	\$172,728	\$165,282
2024 Median Household Income	\$124,554	\$110,644	\$106,309
2029 Median Household Income	\$148,244	\$126,165	\$119,113
2024 Median Age	45	44	41
Bachelor `s Degree	4,070	13,667	34,099
Graduate or Professional Degree	3,085	8,237	19,790
2024 Median Value of Owner Occ. Housing Units	\$555,318	\$536,959	\$496,088
2024 Average Value of Owner Occ. Housing Units	\$634,388	\$658,650	\$619,583



Jason
Hurst

Senior Associate
+1 904 596 2940
jason.hurst@cbre.com

Damaris
Arroyo

Associate
+1 904 596 2952
damaris.arroyo@cbre.com

Lara
Bahri Higgs

Senior Associate
+1 904 630 6360
lara.bahri@cbre.com

Marrhacia
Francois

Associate
+1 904 630 6366
marrhacia.francois@cbre.com

CBRE