

TOWN CENTER AT 6TH AVE NORTH

RETAIL/ OFFICE FOR LEASE

102 6TH AVE N
JACKSONVILLE BEACH, FL
32250

\$32/SF + NNN



Property Overview



LICENSED REAL ESTATE BROKER



AVAILABLE
2,400 ± SF



ZONING:
C1



AVG TRAFFIC COUNT:
A1A/3RD ST N
34,500 ±



CLASS A



LOCATION:
JAX BEACH

Secure your spot in the heart of Downtown Jacksonville Beach. This Class A retail unit in Town Center at 6th Ave North is located one block from beach access and across from the iconic Casa Marina Hotel & Restaurant. The unit is fully built out as a turn-key office space. This location offers a strong retail mix in an established neighborhood. Perfect for retail, office, or specialty concepts looking to capture both local regulars, beach-going visitors, and tourists.



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Property Highlights



LICENSED REAL ESTATE BROKER

- \$32/SF + NNN
- 2,400 SF
- CLASS A RETAIL/OFFICE
- TURN-KEY SPACE IN EXCELLENT CONDITION
- OFFICE LAYOUT
- LOCATED IN THE HEART OF DOWNTOWN JAX BEACH
- DEDICATED ON-SITE PARKING
- 1 MINUTE WALK TO BEACH ACCESS
- ACROSS FROM ICONIC CASA MARINA
- 34,500 ± VPD ON A1A NORTH / 3RD ST N



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Aerial Map



LICENSED REAL ESTATE BROKER



Margaritaville

Casa Marina

Jax Beach Pier

Lynch's Irish Pub

Oku

Spring Hill Suites

V-Pizza

Mango's Beach Bar

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