

THE METROPOLITAN

RETAIL FOR LEASE

320 1ST ST N
JACKSONVILLE, FL 32250



PRICE: \$42/SF + NNN

Property Overview



LICENSED REAL ESTATE BROKER



AVAILABLE
10,815 ± SF



ZONING:
CBD



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



CLASS A



LOCATION:
JAX BEACH



Prime Class A retail/office opportunity in the heart of Jax Beach's bustling commercial district, featuring four units available for lease with access to an attractive outdoor patio area. Located just two blocks from major thoroughfare Beach Boulevard and within easy walking distance of the beach, this high-traffic location offers exceptional visibility and foot traffic in one of Jacksonville Beach's most walkable retail corridors. With modern office condos positioned above the retail space, this mixed-use development provides a dynamic environment perfect for restaurants, retail shops, or service businesses looking to capitalize on both the beach destination traffic and year-round local clientele.

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Property Highlights

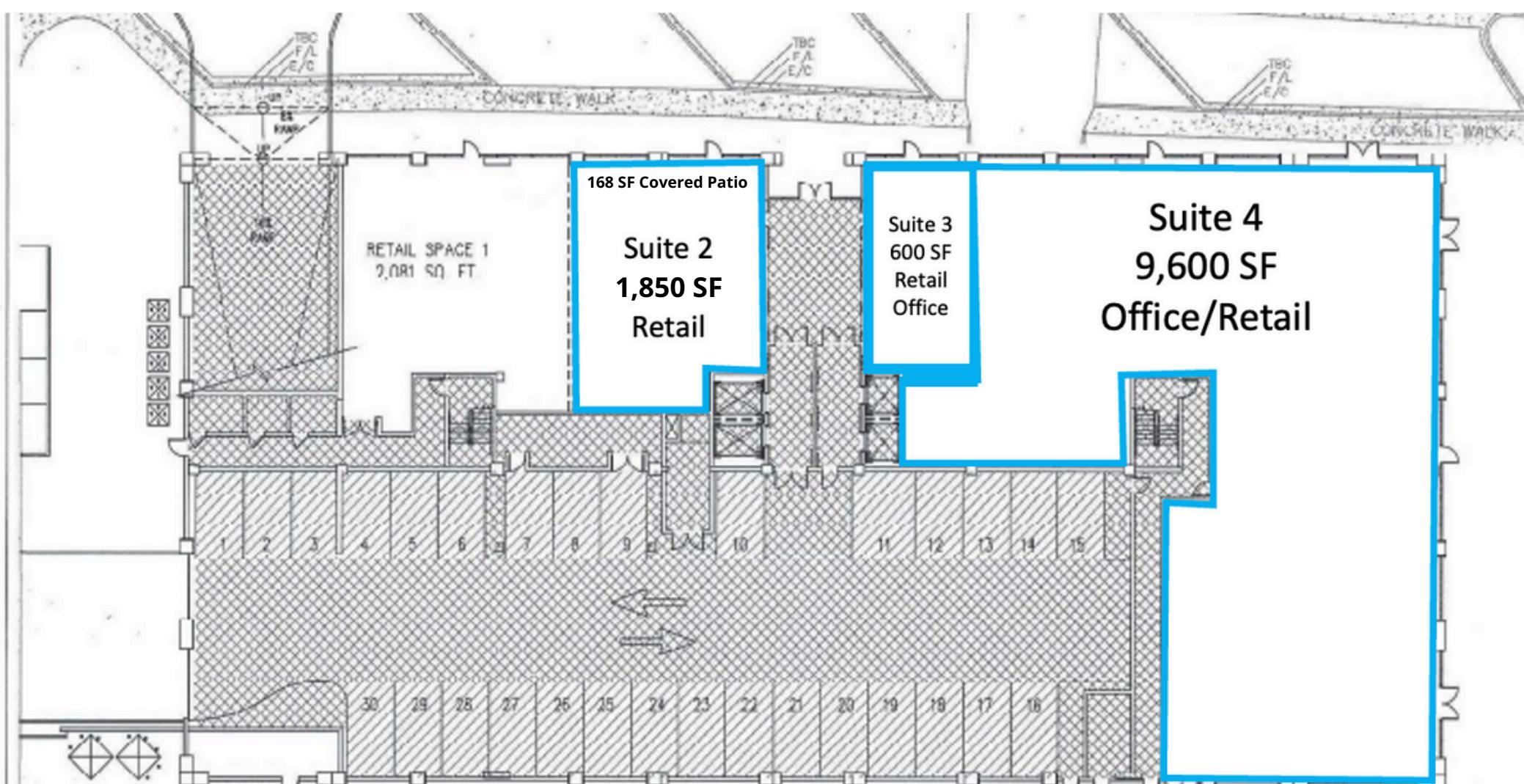
- **\$42/SF + \$13.72/SF NNN**
- **UP TO 10,815 SF AVAILABLE - SUBDIVIDABLE**
- **CENTRAL BUSINESS DISTRICT**
- **CLASS A RETAIL**
- **OUTDOOR PATIO AREA**
- **LOCATED IN THE HEART OF DOWNTOWN JAX BEACH IN CLOSE PROXIMITY TO THE SEAWALK PAVILION, POPULAR BARS & RESTAURANTS, DENSE RESIDENTIAL, & THE JAX BEACH PIER**
- **34,500 ± VPD ON A1A NORTH / 3RD ST N**



Floor Plan



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Aerial Map



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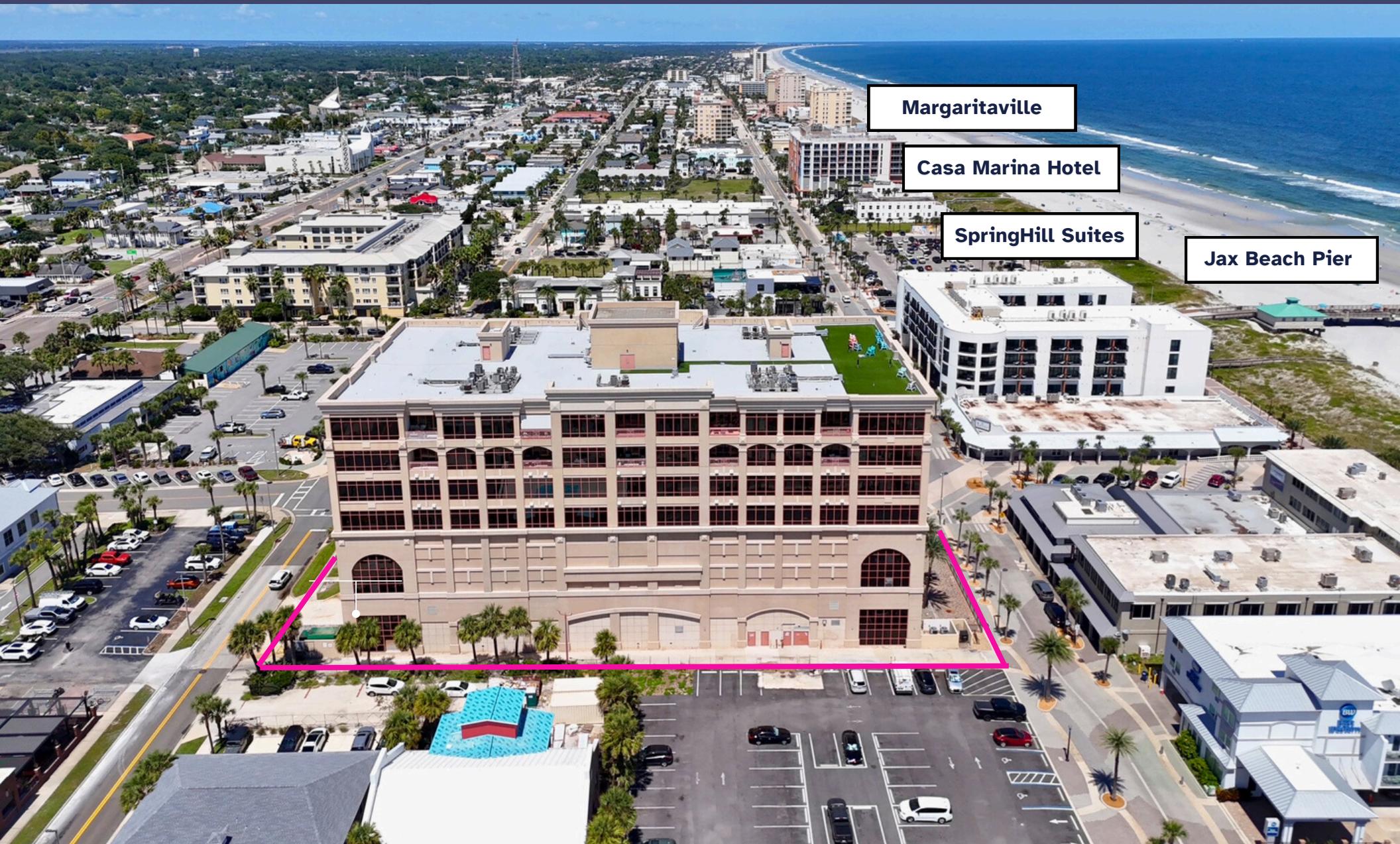
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Aerial Map



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