

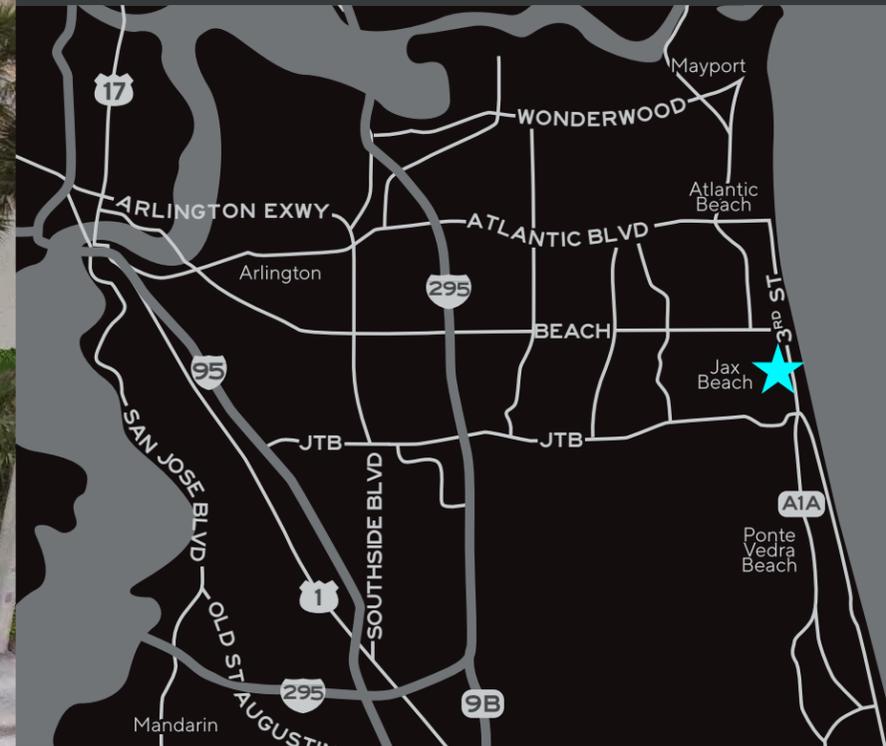
ENCORE PLAZA

📍 912 3rd St S | Jacksonville Beach, FL 32250



QUICK FACTS

- ◆ Excellent frontage on 3rd Street with great opportunity for signage
- ◆ Visible to more than 36,000 daily drivers
- ◆ Average household income for immediate area exceeds \$138k



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*rendering

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DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	8,972	41,833	104,162
Households	4,517	19,919	47,232
Average HH Income	\$137,957	\$142,631	\$139,924

NEARBY BUSINESS, RETAIL AND RESIDENTIAL



The Beaches

Encore Plaza is less than 1,000 feet from the sand of Jacksonville Beach which is a constant driver of traffic from locals and tourists alike



Shopping

Abundant shopping within a 5-minute drive includes Publix, HomeGoods, Marshall's, Whole Foods, Target, Trader Joe's, Home Depot, Ross, Ulta, Five Below



Dining

In addition to many national restaurant chains, the area is dominated by popular local hotspots which include Cruisers, Sago Coffee, Hoptinger, Jax Beach Brunch Haus, Eleven South, Beach Hut Cafe, Sierra Grille, Tacolu and more



Baptist Medical Center Beaches

2 minute drive

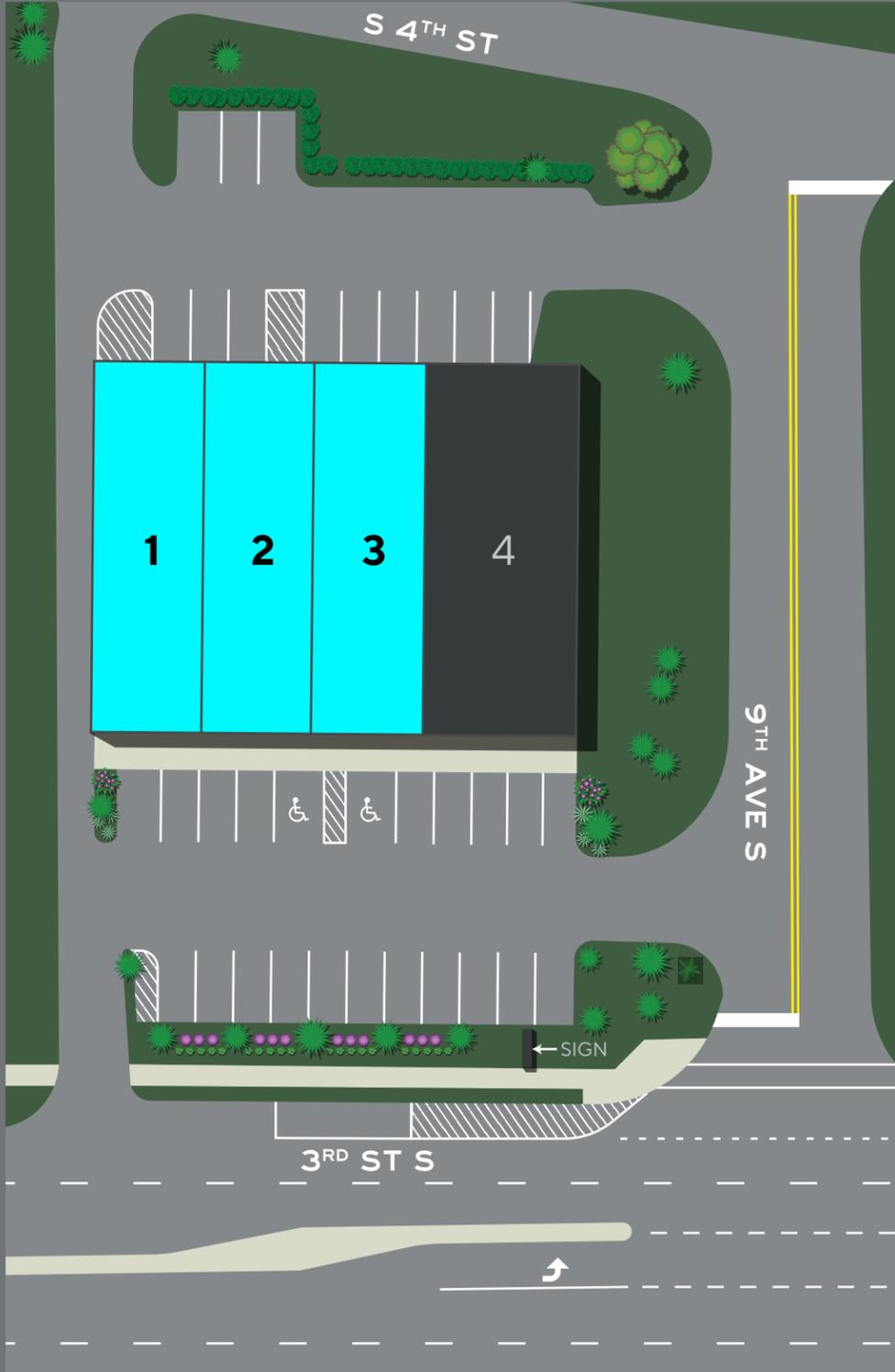
A-rated, 5 star hospital and the only 24-hour emergency service at the beach

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SUITE	TENANT	SF
1	Available	2,260
2	Available	2,260
3	Available	2,260
4	Leased	3,200



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