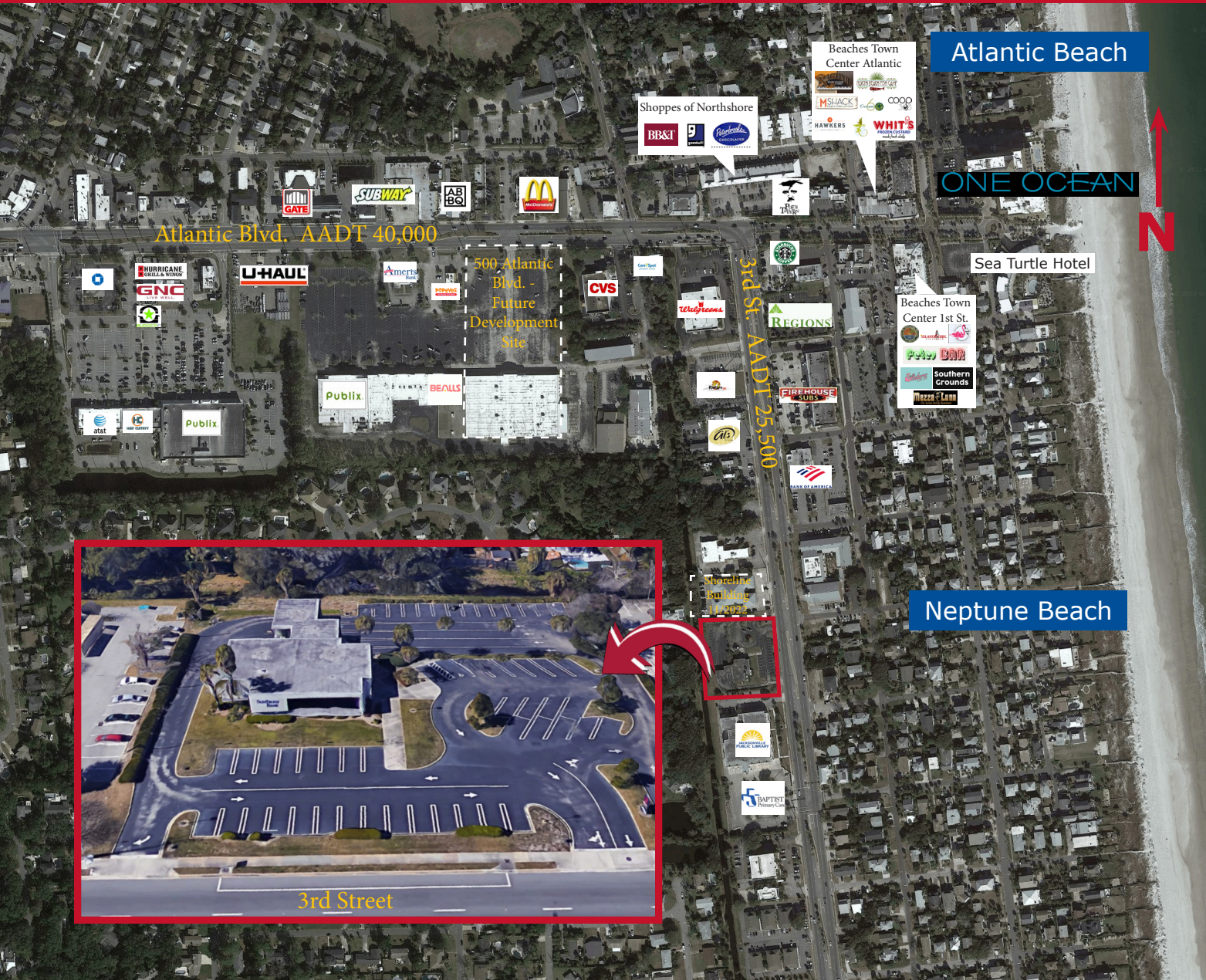


# GROUND LEASE OR JOINT-VENTURE OPPORTUNITY

## 1.5 Acre Neptune Beach Development Site 500 3rd St., Neptune Beach, FL 32266



- Land: +/-64,800 SF (1.49 Acres)
- Former Bank Building: +/-3,814 SF
- Zoning: NC-1
- Parcel ID: RE 172912-0050
- 270' Frontage on 3rd St.
- Utilities: Beaches Energy
- Deed restriction prohibits financial services
- Premium location adjacent to Atlantic and Neptune Beach Town Center



For More Information:  
**Katie Kirchner**  
 katiek@strategicsites.com  
 OR  
**Kate Clifford**  
 kate@strategicsites.com

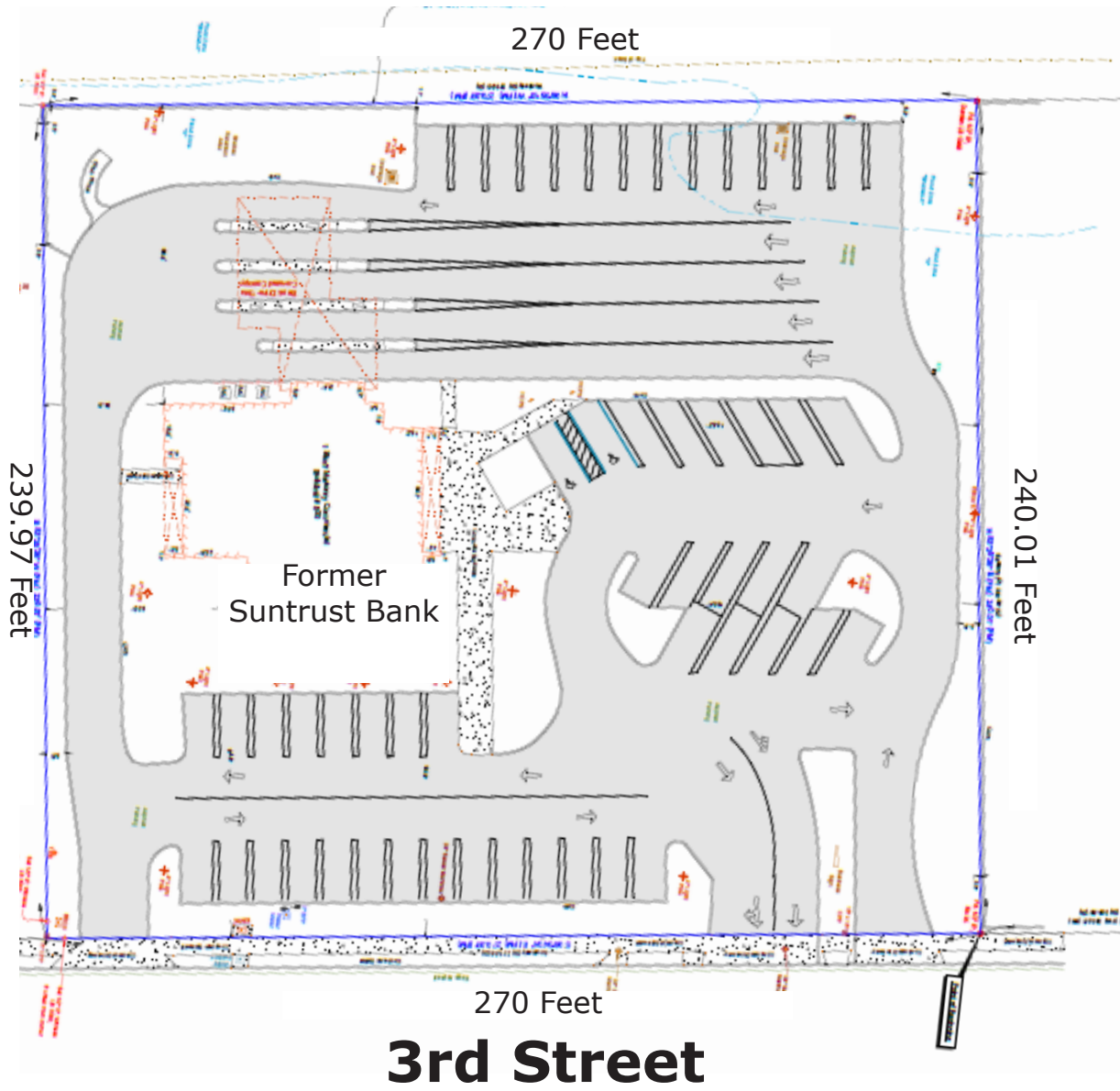
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**Client First through Service, Knowledge and Integrity**

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

# Survey

# Demographics



2024 Demographics	
Estimated Population	1 Mile: 9,088 3 Mile: 45,136 5 Mile: 111,134
Average HH Income	1 Mile: \$192,096 3 Mile: \$161,441 5 Mile: \$150,489
Daytime Total Employees	1 Mile: 5,122 3 Mile: 20,827 5 Mile: 40,318
Median Age	1 Mile: 40.8 3 Mile: 39.8 5 Mile: 38.9
Secondary Education	1 Mile: 69.7 % 3 Mile: 59.1 % 5 Mile: 57.7 %

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