



Tradewinds Plaza

1577 Atlantic Blvd, Neptune Beach, FL 32266



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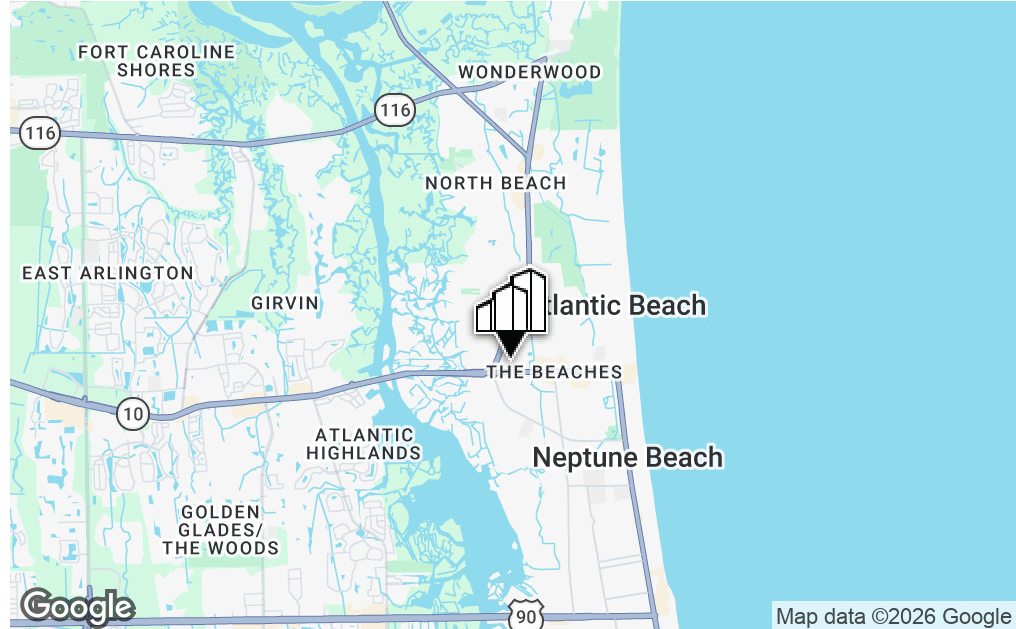
Director

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Executive Summary



Offering Summary

Lease Rate:	\$1,500/month (NNN)
Estimated NNN:	\$7.00/SF/YR
1577 Atlantic Blvd:	550 SF

Property Overview

Prime Realty is proud to present Tradewinds Plaza in Neptune Beach, Florida. Tradewinds is located in the heart of the "beaches" community with long term co-tenants including; Wipe Outs Grill, Salon Suites, and Duval County Clerk of Courts. The subject property offers monument signage and ample shared parking.

Zoned NC-2, there is a 550 SF space available in this retail plaza, which includes plenty of parking and features visibly monument signage from Atlantic Blvd. Current Tenant is an Alterations business which is also for sale.

Property Highlights

- 1577 Atlantic Blvd measures 550 SF
- Current Tenant is an Alterations Shop (business also for sale)
- Frontage on Atlantic Blvd
- Ample Shared Parking
- Monument Signage Available
- Central Beach Location

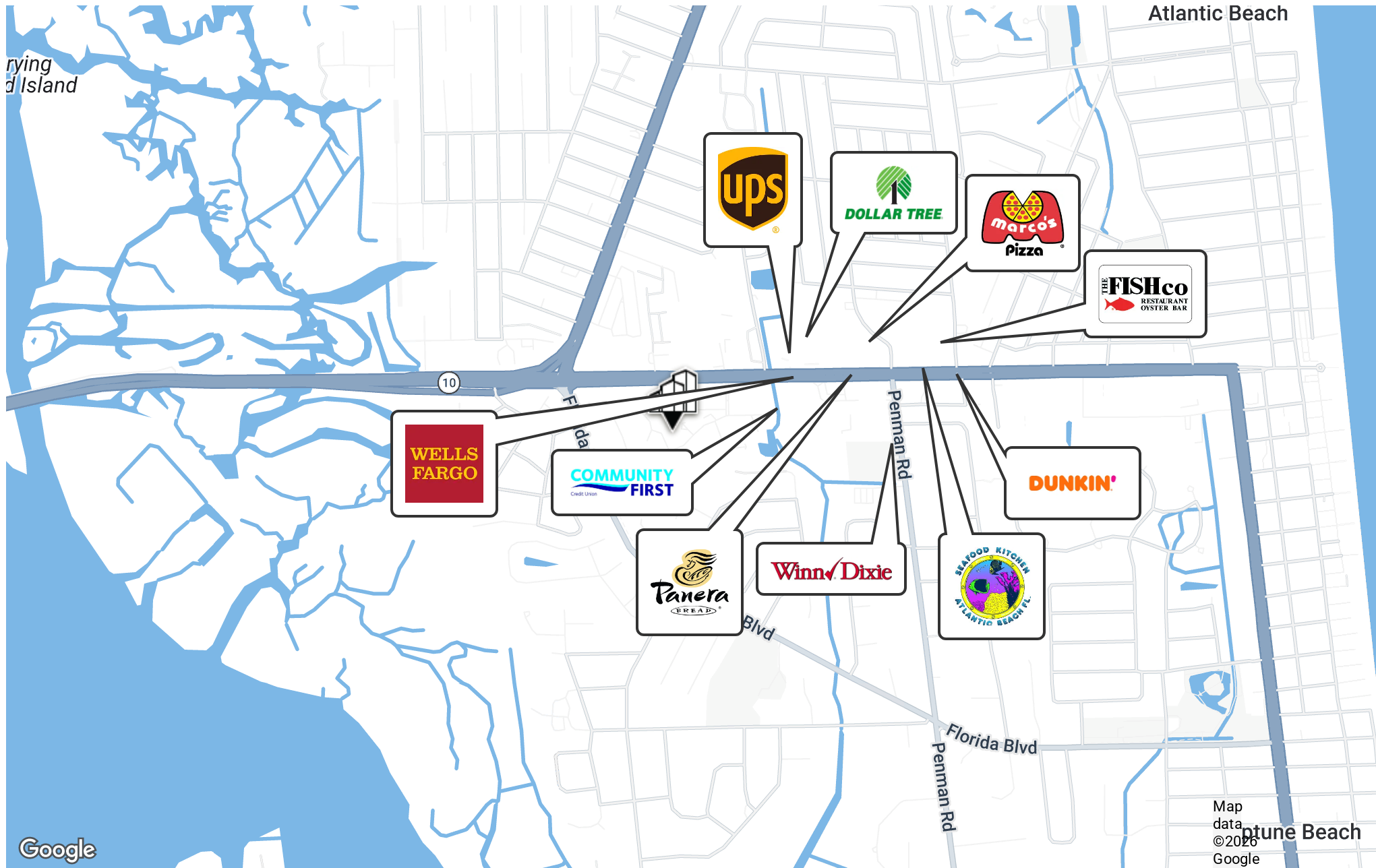
1577 Atlantic Blvd



- Excellent visibility
- Atlantic Blvd location near 3rd St in Neptune Beach
- Retail/Office use
- Monument Signage Available
- Space can be reconfigured
- 550 SF
- \$1500/month plus NNN
- NNN approximately \$7.00/SF/YR
- Tenant's Business Also Available



Location Map



Location Map

Tradewinds Plaza | 1581 Atlantic Blvd, Neptune Beach, FL 32266 All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

