

**BEAUTIFULLY RENOVATED OWNER-USER OPPORTUNITY**

**OFFERING PRICE:**

UNPRICED

4,500 RENTABLE SQUARE FEET

1415 N 3RD ST JACKSONVILLE BEACH, FL 32250



**SVR**  
Commercial

CONFIDENTIAL OFFERING MEMORANDUM



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Exclusively Presented By: SVR Commercial, LLC | Jacksonville, FL  
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# EXECUTIVE SUMMARY





## THE OPPORTUNITY

SVR Commercial, as exclusive advisor, is privileged to present the opportunity to acquire 1415 3rd Street North, Jacksonville Beach, FL 32250 (the "Property"). The Property consists of (1) two-story office building totaling 4,500 square feet that is located on 0.2 Acres. The property also includes a covered second floor patio space totaling 1,286 SF. The Property was built in 1985 and completely renovated in 2024. Luxury renovations include everything except 1st floor block wall and foundation.

## BUILDING DETAILS

Address:	1415 N 3RD ST Jacksonville Beach, FL 32250
Number of Buildings	One (1) Two-story office/retail building
Parcel ID:	174681-0000
Date Renovated:	Completely Renovated 2024
Heated Area:	4,500 square feet
Parking Spaces:	15
Land Size:	0.2 Acres
Zoning:	JC-1 (Commercial)



## **NEWLY RENOVATED**

This building was recently renovated in 2024 everything except first floor block walls and foundation. The renovations include complete luxury finishes from the floors to the cabinets. The building also encompasses a beautiful second-story patio totaling 1,286 SF.

## **GREAT LOCATION**

Centrally located in the heart of Jax Beach, off of A1A (3rd Street) and close to Beach Blvd in Jacksonville, Florida. Located near countless restaurants and most major services/attractions within 1 mile. This location draws in many clients due to its close proximity to the beach and to major roadways, FL 202 (J Turner Butler Blvd) and A1A (Scenic and Historic Coastal Byway), which makes it a very easy commute for employees who prefer to reside in other areas of Jacksonville & Saint Augustine. The property is also surrounded by top-rated public and private schools, upscale and affordable housing, outstanding recreational opportunities, tremendous demographics, and access to all major arteries within the metropolitan area.

## **OWNER/USER OPPORTUNITY**

Great opportunity for an owner/user to occupy a portion or all of the building. The first floor plan is already constructed for one or two tenant(s) with multiple options to subdivide the space if necessary.



# PROPERTY DESCRIPTION





# PROPERTY PHOTOS





# RETAIL MAP

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1415 N 3RD ST	3 Miles	5 Miles	10 Miles
2029 Projection	50,119	131,768	330,157
2024 Estimate	45,421	115,641	286,841
2020 Census	42,687	107,143	268,137
Annual Growth 2024-2029	10.34%	13.95%	15.10%
Annual Growth 2020-2024	6.40%	7.93%	6.98%
<b>HOUSEHOLDS</b>			
2029 Projection	23,127	58,600	138,573
2024 Estimate	20,847	51,171	119,401
2020 Census	19,452	47,222	111,204
Annual Growth 2024-2029	10.94%	14.52%	16.06%
Annual Growth 2020-2024	7.17%	8.36%	7.37%
Owner Occupied Housing Units	13,777	31,577	73,080
Renter Occupied Housing Units	7,070	19,594	46,321
2024 Avg Household Income	\$146,842	\$133,419	123,074
2024 Med Household Income	\$115,898	\$100,283	\$92,855
<b>2024 HOUSEHOLDS BY HOUSEHOLD INC.</b>			
2024 Household Income Less than \$25,000	1,699	4,456	11,232
2024 Household Income \$25,000-\$50,000	2,243	6,527	17,104
2024 Household Income \$50,000-\$75,000	2,859	8,622	20,289
2024 Household Income \$75,000-\$100,000	2,049	5,919	15,507
2024 Household Income \$100,000-\$125,000	2,475	5,481	14,492
2024 Household Income \$125,000-\$150,000	1,705	3,987	8,925
2024 Household Income \$150,000-200,000	2,534	5,359	10,878
2024 Household Income \$200,00+	5,284	10,821	20,974



An aerial photograph of a cable-stayed bridge with two prominent yellow pylons. The bridge spans a body of water, with its white cables fanning out to support the deck. In the background, a city skyline is visible under a blue sky with light clouds. The right side of the image is partially obscured by a dark grey overlay containing the title text.

# **AREA OVERVIEW**





**Jacksonville**, at 874 square miles, is the **largest city by area in the continental United States**. Jacksonville is a growing city with over **1.8 million people** living within the MSA, and a projected population **growth rate of 1.6% between 2021-2026**. Due to its convenient location, mild climate, reasonable cost of living, high quality of life and a business-friendly government, Jacksonville is a popular location for corporate expansions and relocations. Its status as an intermodal transportation hub is another incentive, and the city is also a leading distribution center, with a transportation network embracing port and air cargo facilities, rail and trucking routes. Millions of tons of raw materials and manufactured goods move through the city annually.

## HIGHLIGHTS

- Home to three Fortune 500 company headquarters
- No corporate franchise tax and no state personal income tax
- Home to one of only three Mayo Clinic campuses and one of six MD Anderson Cancer Centers
- Young, dynamic workforce with median age lower than the U.S. median
- Largest urban park system in the Nation

## JACKSONVILLE HAS GARNERED AN IMPRESSIVE LIST OF TOP RANKINGS:



### Top 25 Hottest Housing Markets

Zillow - September 2021



### Jacksonville Ranks in Top 20 MSAs with the Strongest Job Recovery

The Business Journals - September 2021



### Florida #4 Best State To Start a Business

WalletHub - July 2021



### Jacksonville #3 Best City for Job Seekers

MoneyGeek - July 2021



### Jacksonville Ranks Among Top 25 Best Places to Live

U.S. News & World Report - July 2021



### #2 Best State for Business

U.S. News & World Report - July 2021



### #2 Best Taxpayer ROI

WalletHub - March 2021

# Exclusive Sales Representatives



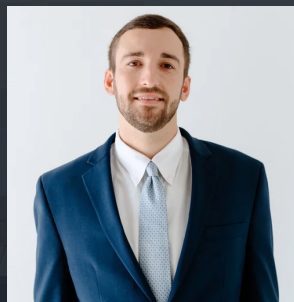
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## TRANSACTION GUIDELINES

In addition to the limitations outlined herein, the Seller reserves the right to accept or reject any offer at any time and to extend the date for submission of offers for any reason at its sole discretion.

## FORM OF PROPOSALS

Prospective purchasers will be required to submit in writing a detailed, non-binding proposal for the Property ("Proposal"). All Proposals must include the following:

- » Purchase Price
- » Initial deposit and nonrefundable deposit
- » Transaction expense responsibility
- » Contract, due diligence and closing periods
- » Sources of equity and debt
- » Detailed description of the principals of the prospective purchaser
- » Anticipated conditions to the execution of the transaction documents including shareholder's consent and board, regulatory or other approvals.



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