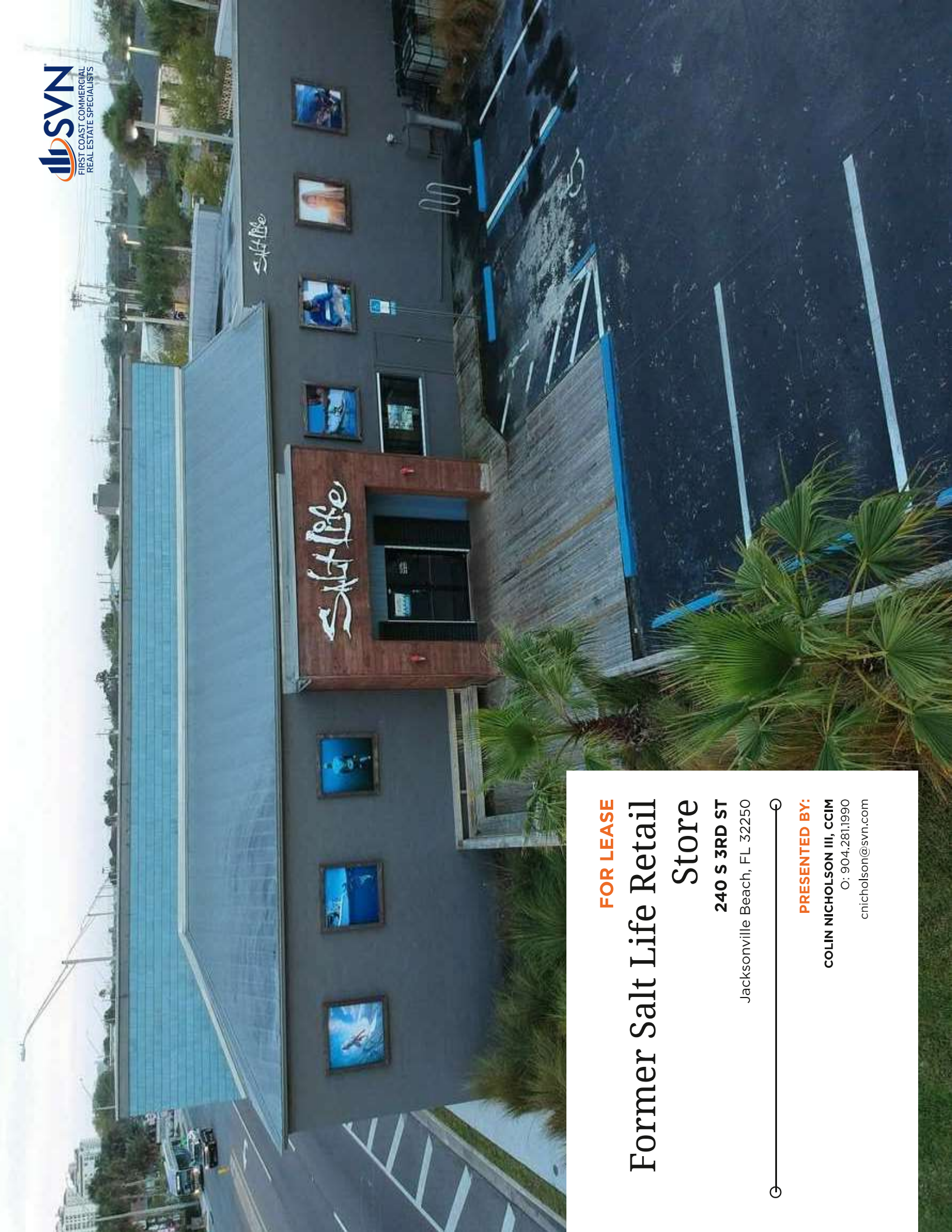


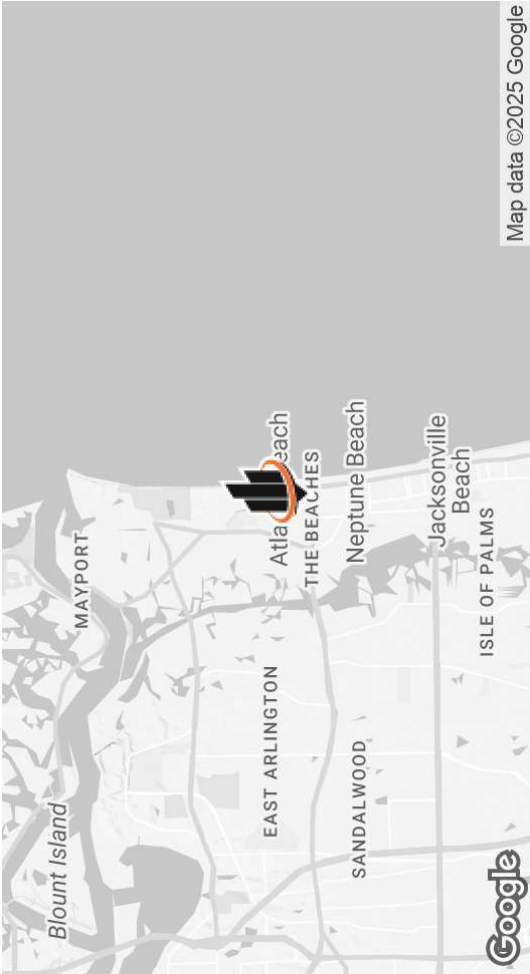
FOR LEASE
**Former Salt Life Retail
Store**

240 S 3RD ST
Jacksonville Beach, FL 32250

PRESENTED BY:
COLIN NICHOLSON III, CCIM
O: 904.281.1990
cnicholson@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$29.00 SF/yr (NNN)		
AVAILABLE SF:	4,850 SF		
LOT SIZE:	12,502 SF		
JACKSONVILLE BEACH ZONING	JC-1		
GROUND LEVEL LOAD DOCK	1 - 10x10		
AVAILABILITY	Ready for immediate occupancy		

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FORMER SALT LIFE RETAIL STORE | 240 S 3rd St Jacksonville Beach, FL 32250

PROPERTY DESCRIPTION

Exceptional retail opportunity at 240 S 3rd St, Jacksonville Beach, FL. This 4,850 SF building which was renovated in 2013, is highly visible, with hard corner positioning with a stoplight, and easy accessibility to Beach Blvd and J Turner Butler. Building has a non-street loading alley with a roll-up door.

PROPERTY HIGHLIGHTS

- Prime 4,850 SF retail building
- Renovated in 2013 for modern appeal
- Highly visible hard corner location with stop light
- Convenient access to Beach Blvd and J Turner Butler
- Non-street loading alley and roll-up door for operational ease-
- Prominent presence in the heart of Jacksonville Beach

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	4,850 SF	LEASE RATE:	\$29.00 SF/yr

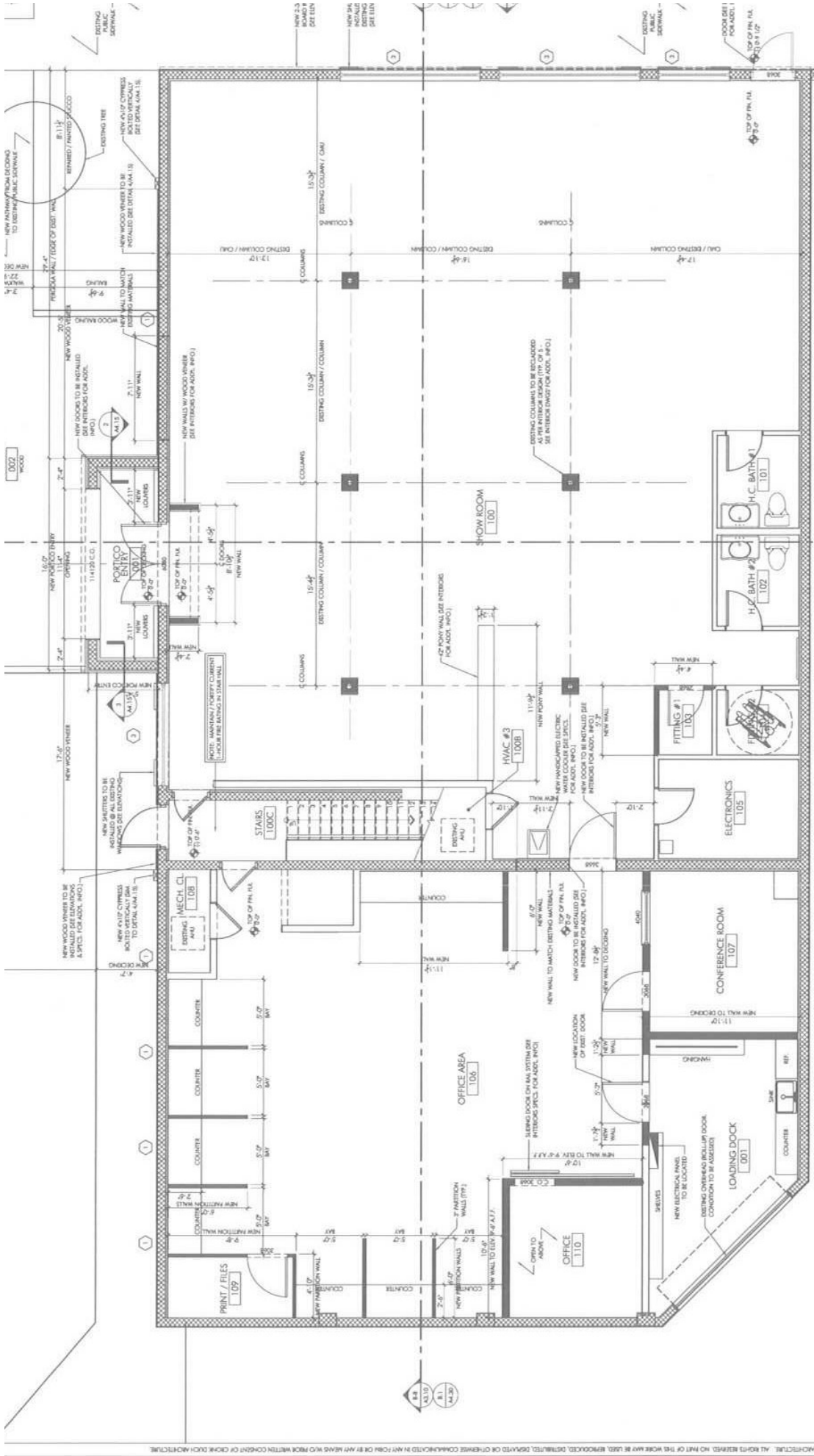
AVAILABLE SPACES
SUITE

TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

240 S 3rd St Jacksonville Beach, Florida	Available	4,850 SF	NNN	\$29.00 SF/yr	Available for immediate occupancy
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FLOOR PLAN

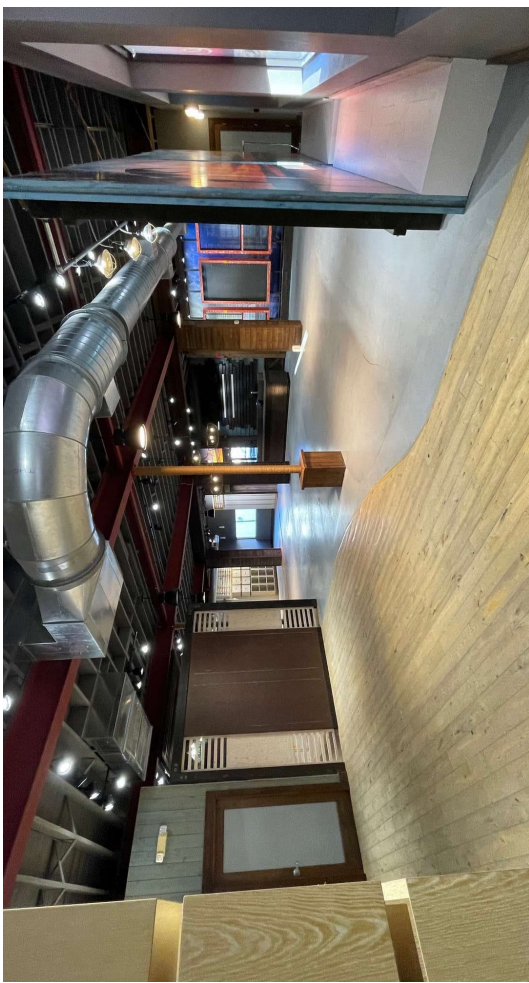
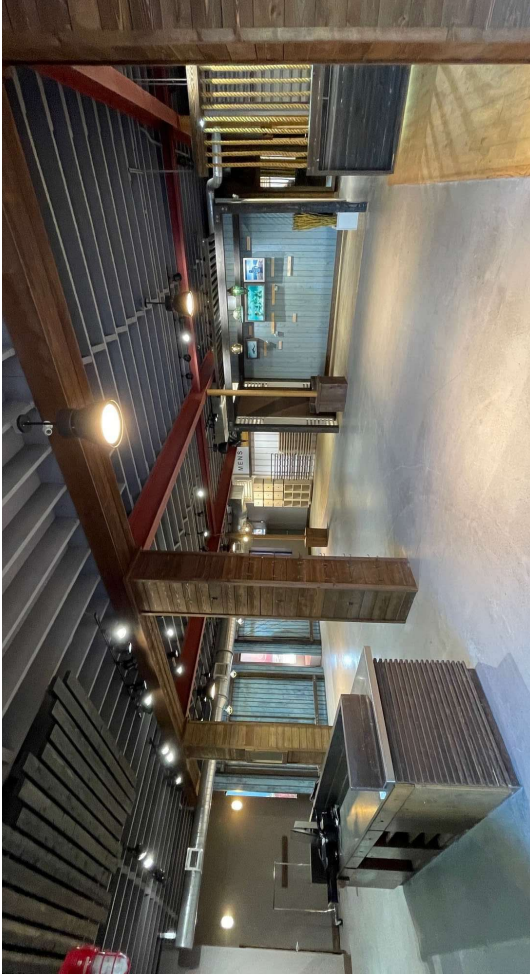


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ADDITIONAL PHOTOS



COLIN NICHOLSON III, CCIM

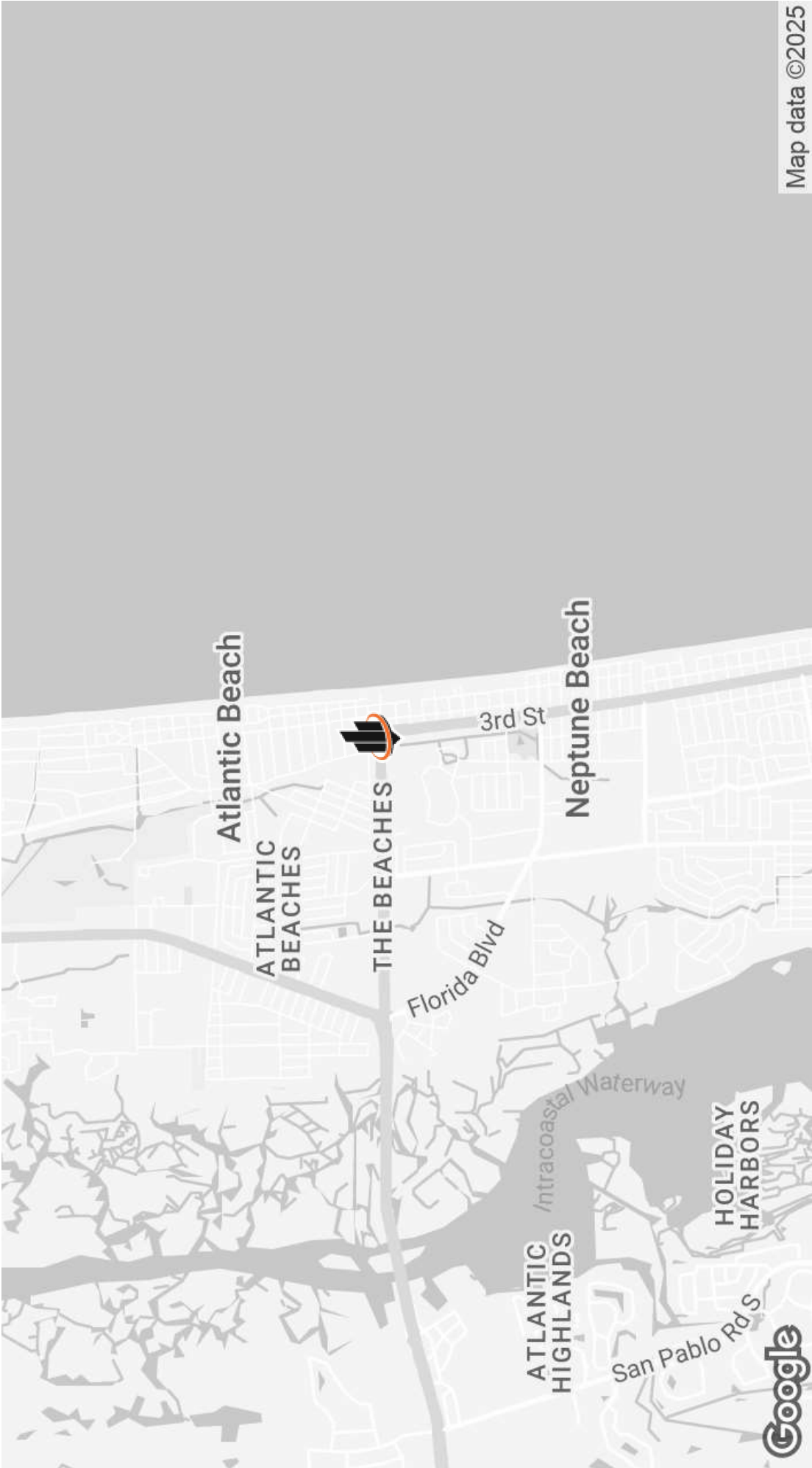
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FORMER SALT LIFE RETAIL STORE | 240 S 3rd St Jacksonville Beach, FL 32250

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

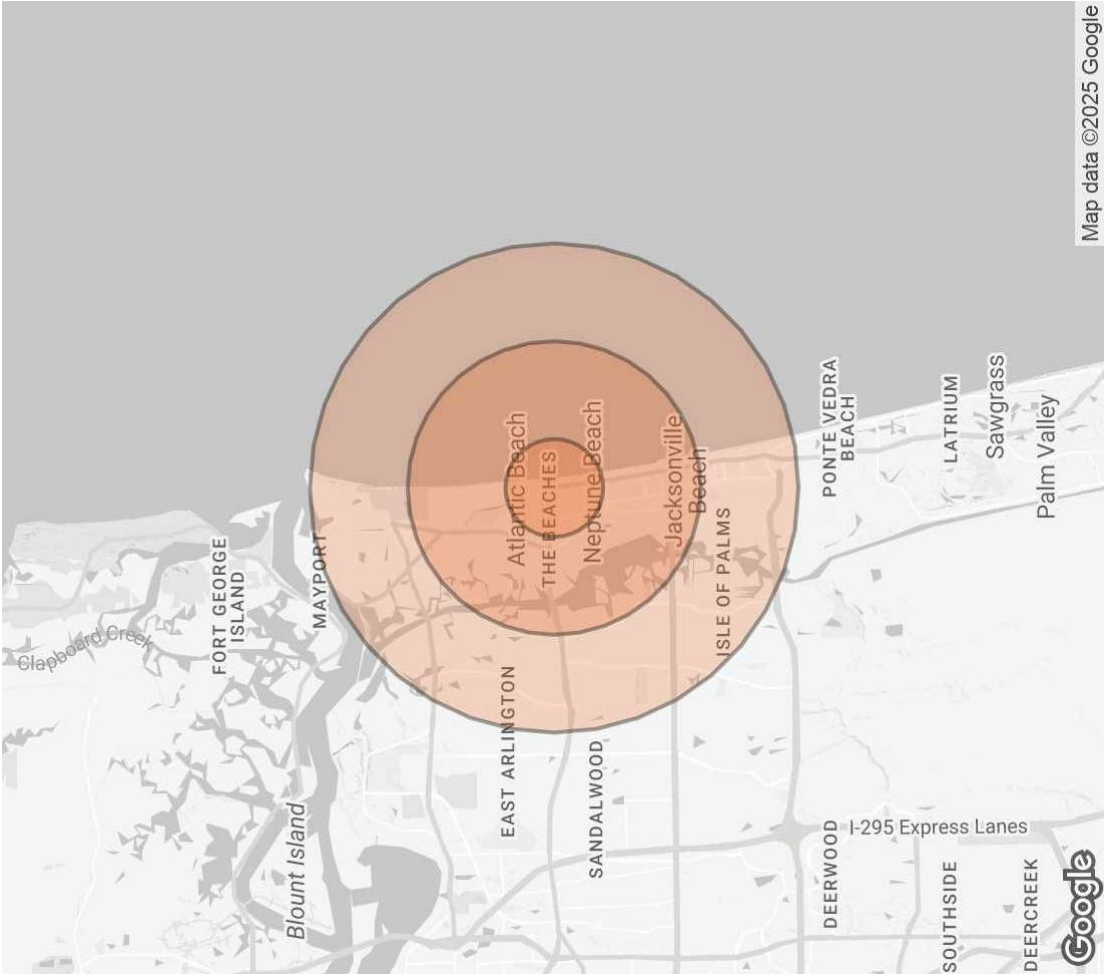
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,510	44,940	114,604
AVERAGE AGE	44	44	42
AVERAGE AGE (MALE)	44	43	41
AVERAGE AGE (FEMALE)	45	45	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,337	20,446	48,423
# OF PERSONS PER HH	2.2	2.2	2.4
AVERAGE HH INCOME	\$145,437	\$130,640	\$130,007
AVERAGE HOUSE VALUE	\$724,687	\$605,664	\$536,088

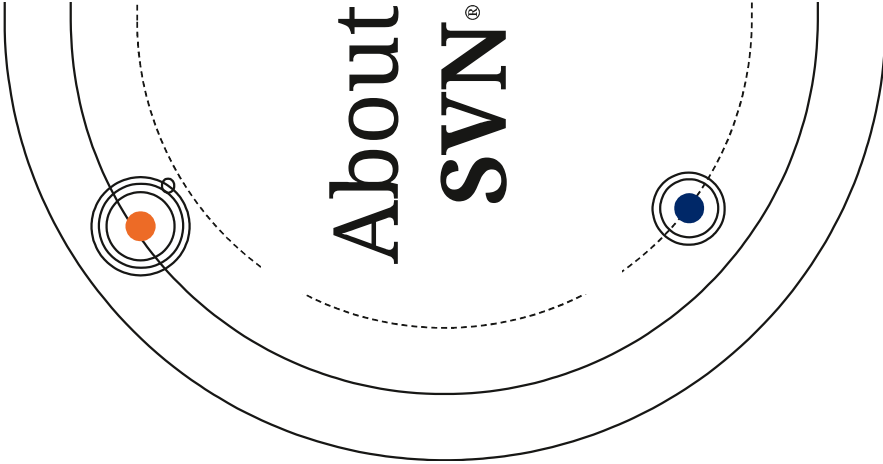
Demographics data derived from AlphaMap

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FORMER SALT LIFE RETAIL STORE | 240 S 3rd St Jacksonville Beach, FL 32250



Map data ©2025 Google



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