

905 3RD ST N

905 3rd St N | Jacksonville Beach, FL

OFFERING MEMORANDUM



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OFFERING SUMMARY

ADDRESS	905 3rd St N Jacksonville Beach FL 32250
BUILDING SF	4,110 SF
LAND ACRES	0.26
YEAR BUILT	1969

FINANCIAL SUMMARY

PRICE	\$2,150,000
PRICE PSF	\$523.11

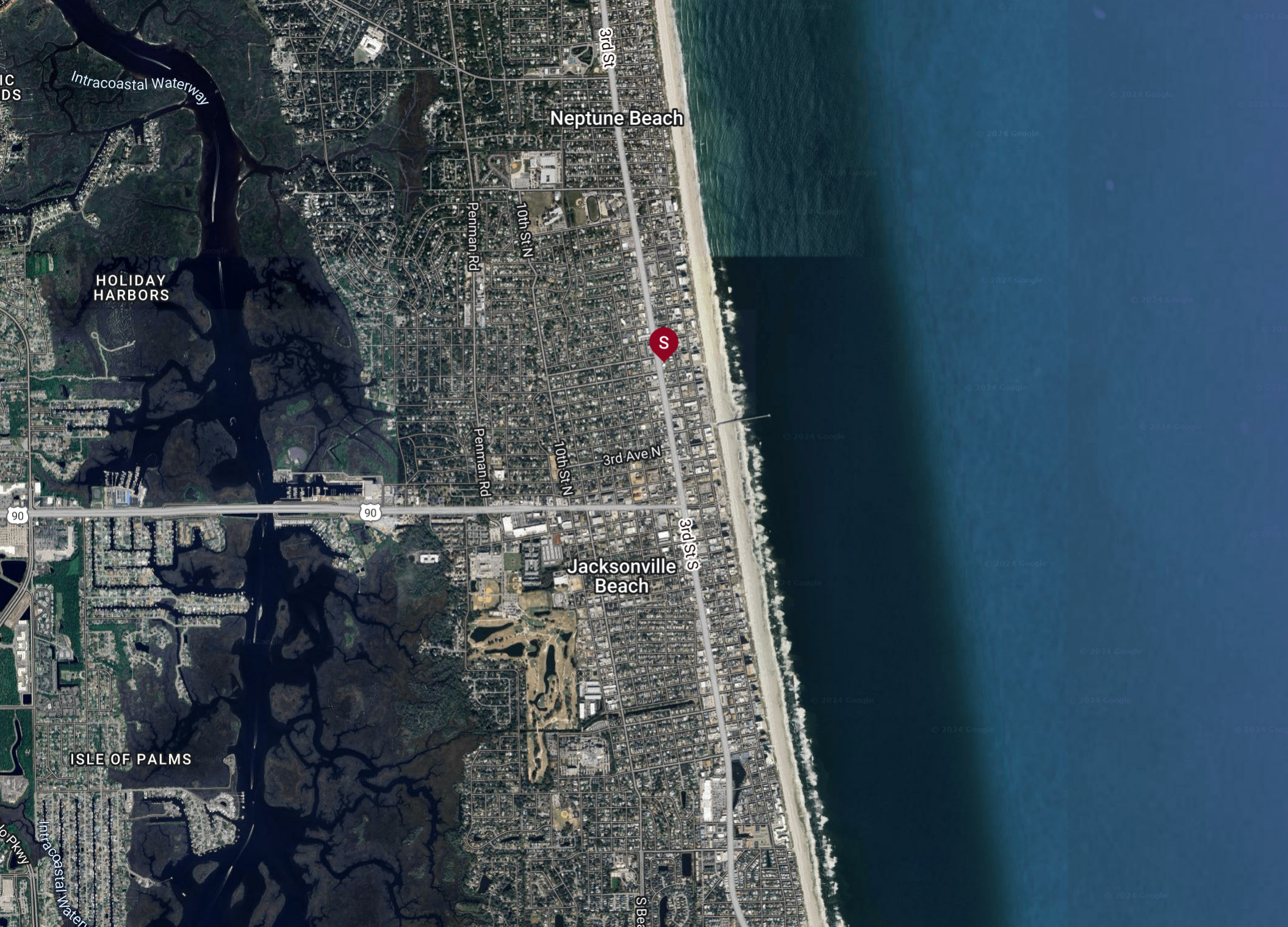
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	9,653	45,975	109,526
2024 Median HH Income	\$110,149	\$112,941	\$105,100
2024 Average HH Income	\$145,882	\$147,759	\$142,683

Owner/User Opportunity

- Prime Main Street Location in Jacksonville Beach. This retail property offers an unbeatable opportunity to have your business situated right on 3rd Street.
- The current tenant will vacate upon sale.

Located in the heart of Jacksonville Beach

- Strategically situated in the main Jacksonville Beach corridor, with visibility and exposure to an average daily traffic count of 31,500 vehicles per day.



Neptune Beach

3rd St

10th St N

Penman Rd

10th St N

3rd Ave N

Penman Rd

3rd St S

Jacksonville Beach

90

90

HOLIDAY HARBORS

ISLE OF PALMS

S Beach

Intracoastal Waterway

Intracoastal Waterway

10 Pkwy