

RETAIL FOR LEASE

1409 3RD ST S, JACKSONVILLE BEACH, FL 32250



\$32/SF + NNN

Property Overview



LICENSED REAL ESTATE BROKER



AVAILABLE
982 ± SF



ZONING:
C1



AVG TRAFFIC COUNT:
A1A/3RD ST S
37,500 ±



RETAIL



LOCATION:
JAX BEACH

Two units available for retail and restaurant users: one unit is a turn key restaurant and one unit is standard retail. Located on Jacksonville Beach's busiest retail corridor. The spaces offer excellent visibility on 3rd Street South, a large pylon sign, on-site parking, and walkability to the beach — all at an unbeatable location surrounded by Whole Foods, Community First Bank, CVS, Smoothie King, and more.



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Property Highlights



LICENSED REAL ESTATE BROKER

- \$32/SF + \$10.32 NNN
- TWO UNITS AVAILABLE: EACH AT 982 SF
 - TURN-KEY RESTAURANT SPACE
 - TURN-KEY RETAIL SPACE
- ON-SITE PARKING
- EXCELLENT SIGNAGE & VISIBILITY
- 37,500 ± VPD ON A1A NORTH / 3RD ST S



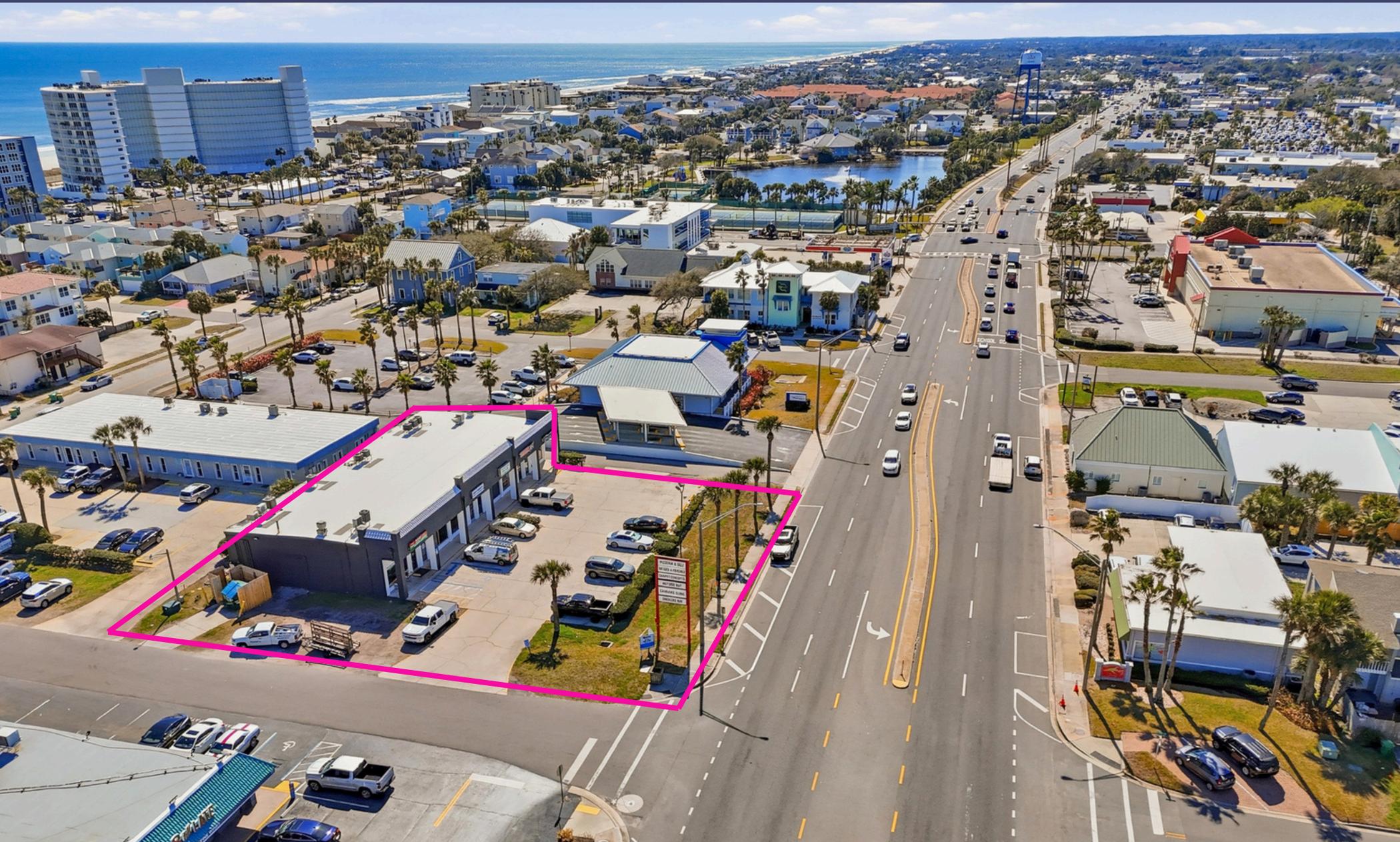
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Aerial Map



LICENSED REAL ESTATE BROKER



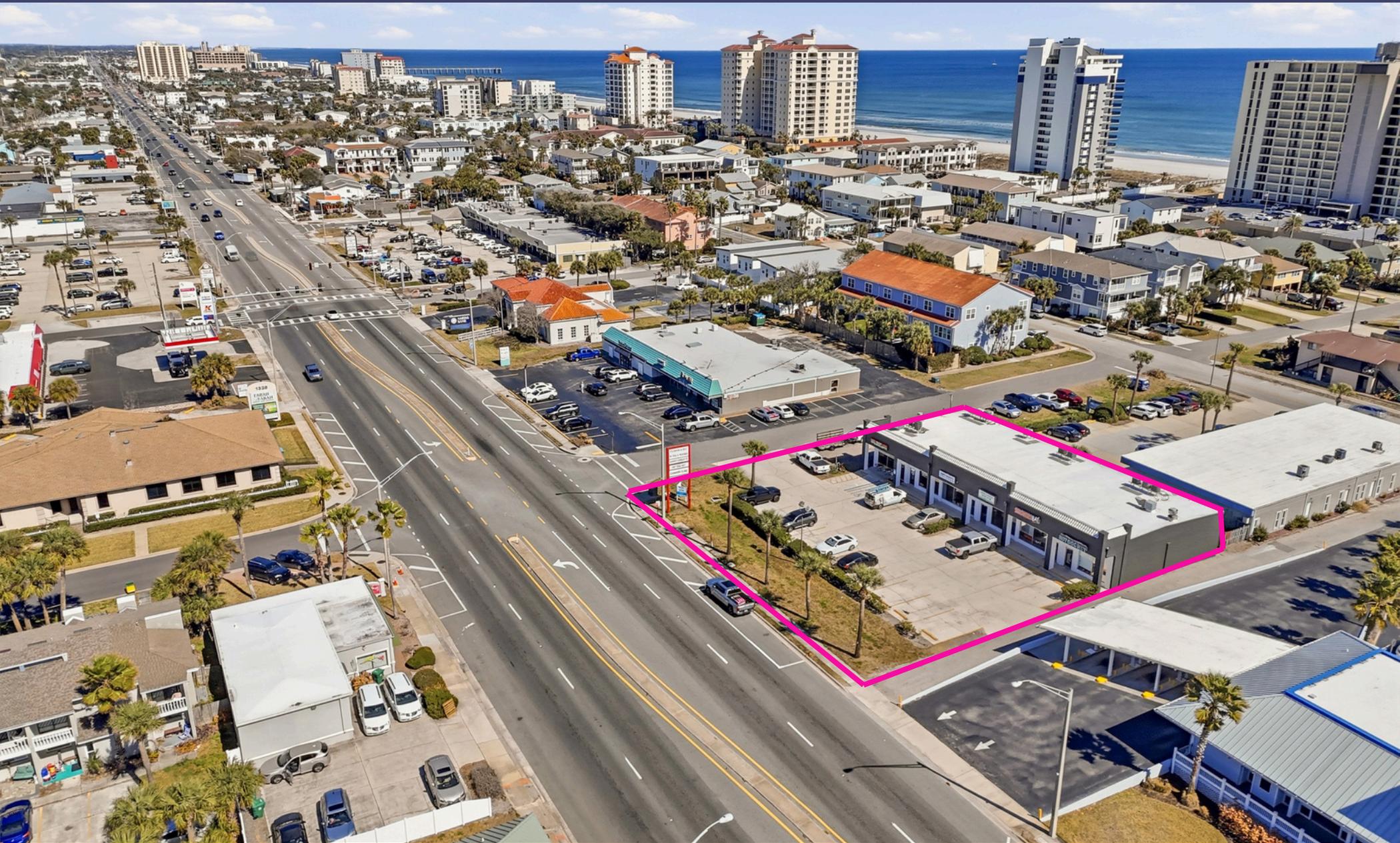
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