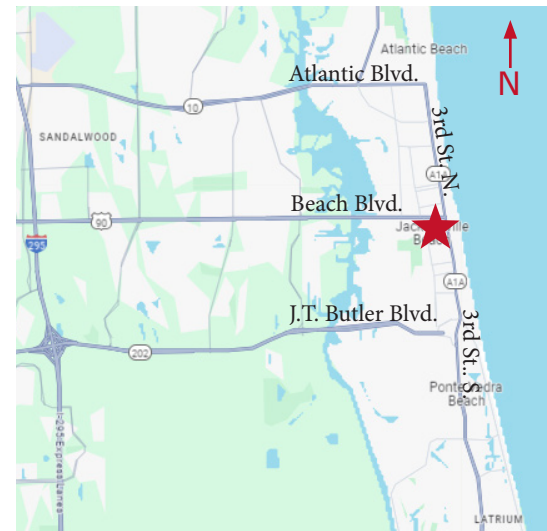


**FOR LEASE
FREESTANDING
BUILDING**

391 3rd Avenue South, Jacksonville Beach, FL 32250



- **Freestanding Building: +/- 1,824 SF**
- **Lease Rate: \$25.00/SF NNN**
- Real Estate taxes, Insurance & CAM: \$6.40/SF (estimated)
- Built out as yoga/dance studio, ideal space for fitness tenant
 - Includes open floor plan, hardwood floors and mirrors throughout, reception waiting area, two restrooms, private office, finished garage with roll-up door
- Lot Size: 0.13 AC
- Zoning: Commercial JC-1 Retail/Office
- Dedicated on-site parking lot and additional city street parking nearby
- Opportunity for building signage
- This building is located one block west of 3rd Street S. on the corner of 3rd Ave S. and 4th Street S., and offers convenient access to major corridors (Beach Blvd., 3rd Street and JT Butler Blvd.)
- Close proximity to restaurants, shops and the beaches business district, and within walking distance to the ocean
- Please do not disturb tenant



**For Additional
Information Contact:**

Clay Weaver
clay@strategicsites.com

OR

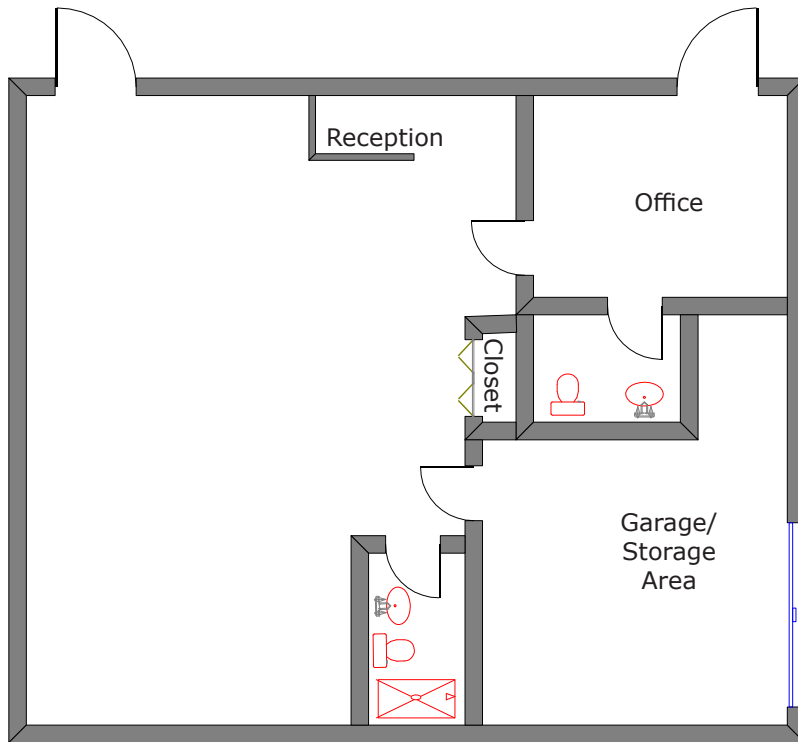
Kate Clifford
kate@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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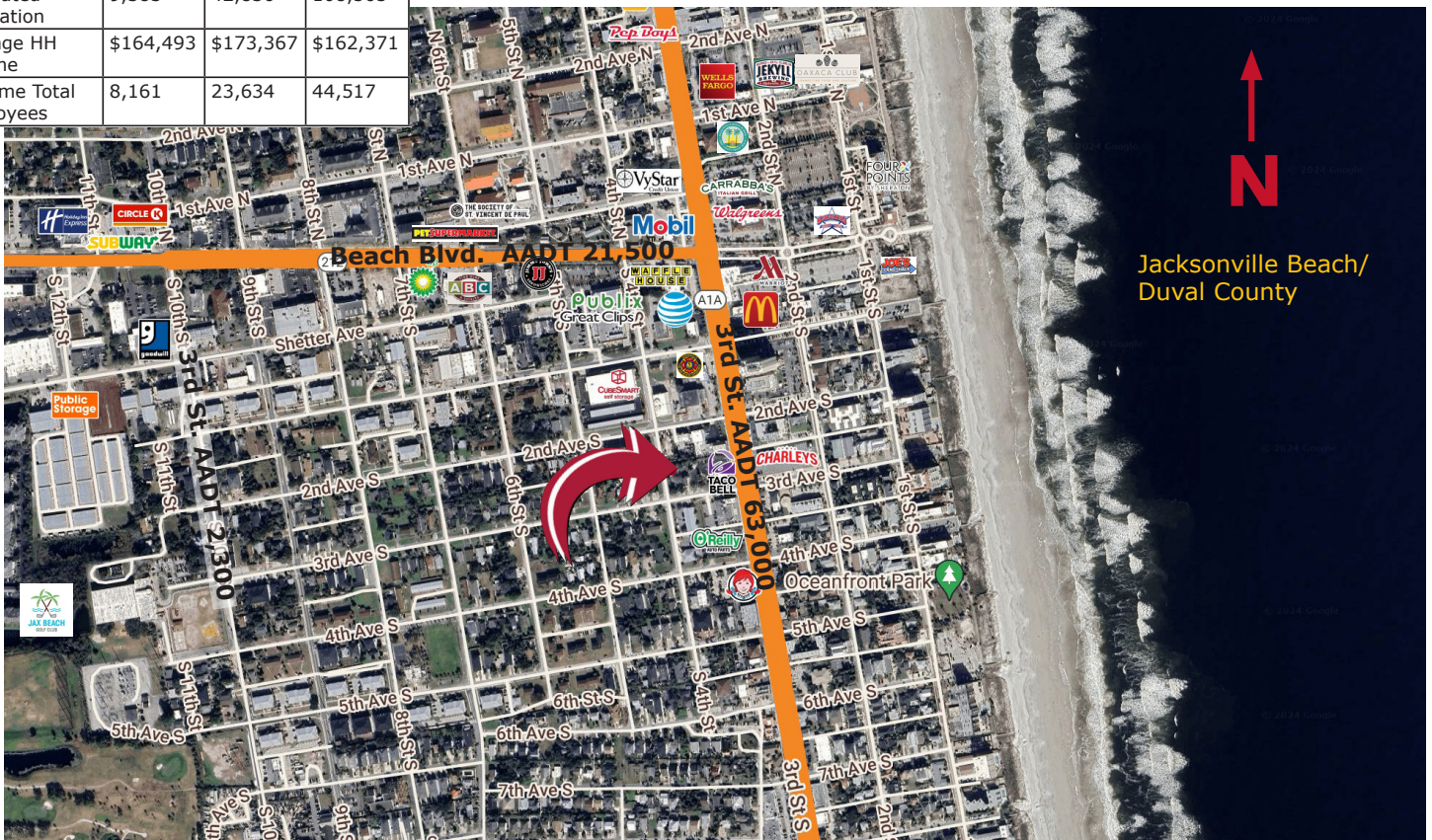
Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Floor Plan +/- 1,824 SF



*Floor plan not to scale

2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	9,383	42,836	108,565
Average HH Income	\$164,493	\$173,367	\$162,371
Daytime Total Employees	8,161	23,634	44,517



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