



Retail Opportunity in Atlantic Beach

645 Atlantic Blvd. | Atlantic Beach, FL 32233



Jacksonville Beaches

Enjoy the sand, surf, and sunshine.

Comprised of Jacksonville Beach, Atlantic Beach, Neptune Beach, Ponte Vedra Beach, and Mayport, the Beaches sub-market of Jacksonville has it all. Fun, local restaurants and beachfront cocktail bars create a hip and sunny vibe for the residents and tourists visiting the area. While walking the vast, gorgeous beaches, accessible by many public entries along A1A, you can see both surfers and dolphins, depending on the time of day.

645 Atlantic Blvd offers access to all of it. Walking distance to the Beaches Town Center and many of the residential neighborhoods, this property is in a prime location for a retail opportunity.

Nearby retailers include Publix, Hurricane Grill & Wings, Cantina Louie, Beach Diner, Panera Bread, Lucky's Market, One Ocean Resort & Spa and so many more.



Leasing Details



Property Description

Prime Realty presents this retail opportunity in the densely populated Atlantic Beach sub-market of Jacksonville. This freestanding building has been built-out with modern features, including white subway tile and industrial style pendant lighting and shelving. The multiple windows in this space allow for beautiful natural lighting and the open backyard area could be a perfect outdoor patio. Located in a busy sub-market of Jacksonville Beach and just over the Intracoastal Waterway, this property has 37' of frontage on Atlantic Blvd, which sees over 35,000 VPD.

Property Highlights

- 37' frontage on Atlantic Blvd, which has an average traffic count of over 35,000 VPD
- Located in desirable Atlantic beach sub-market
- Space offers an abundance of natural light
- Six parking spaces

Leasing Details



Lease Details

Lease Rate:	\$34/SF/YR
Lease Type:	MF (Net Utilities)
Building Size:	1,200 SF
Available Space:	1,200 SF
Building Type:	Freestanding
Frontage:	37' on Atlantic Blvd
Zoning:	ACG

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Additional Photos

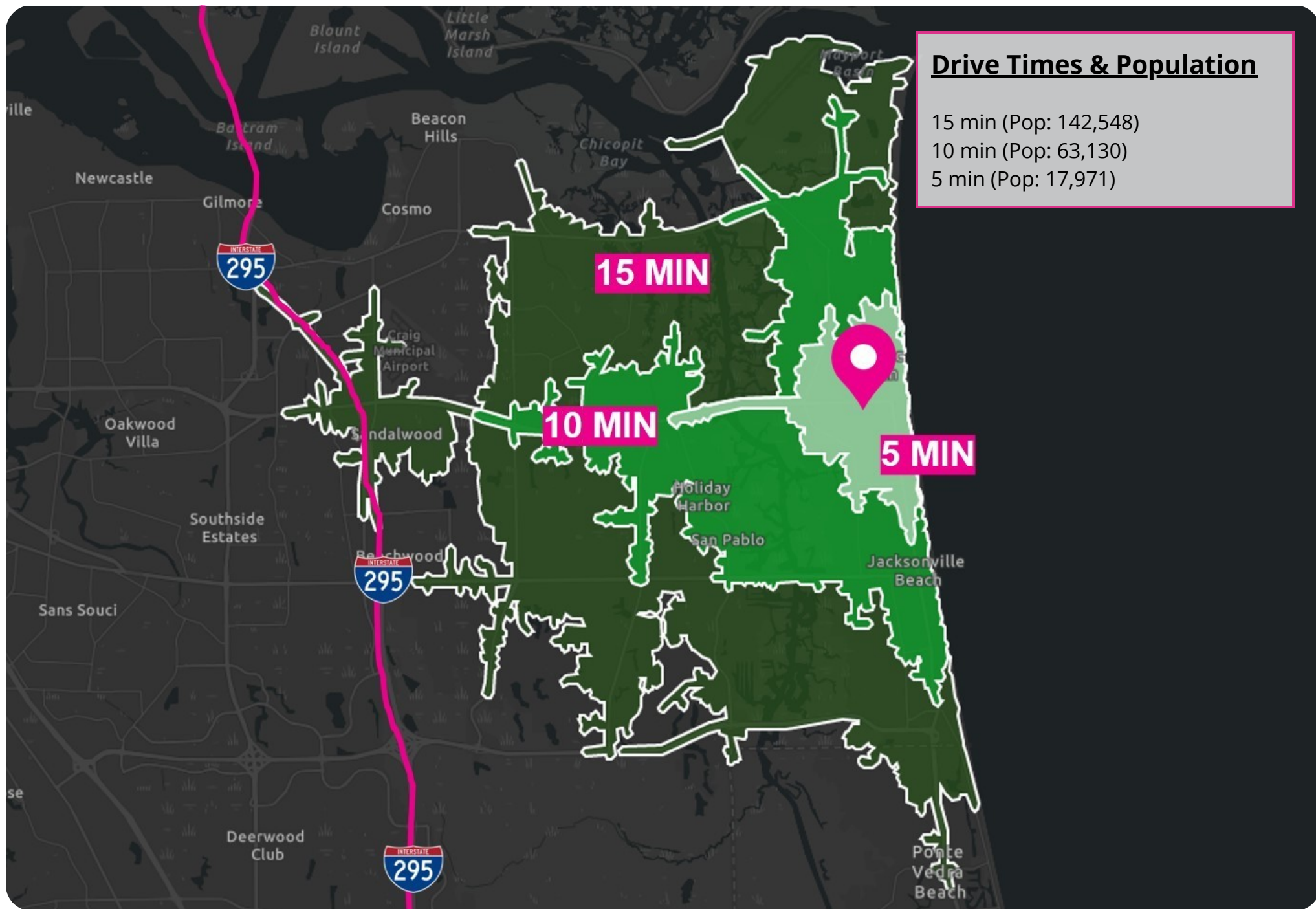


Additional Photos

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Drive Times & Population

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Atlantic Beach Town Center
Where Atlantic Blvd Meets the Ocean



Mayport Naval Station
Home to the Navy's 4th Fleet



Jacksonville Beach
22 Miles of White, Sandy Beaches





Demographic Snapshot

Demographics

	1 Mile	3 Miles	5 Miles
2019 Population	12,569	51,009	121,297
2024 Projected Population	13,199	54,453	129,116
2019 Number of Households	5,455	21,981	47,975
2024 Projected Number of Households	5,175	23,401	50,998
Average Household Income	\$101,252	\$93,520	\$97,219
Workplace Employees	9,147	22,026	44,910
Median Age	42.7	40.8	38.2

LIFESTYLE SEGMENT

33.1%

Urban Families

Median Age: 42

LIFESTYLE SEGMENT

21%

Cultured Millennials

Median Age: 37



About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage and property management firm in Jacksonville, FL. We service our clients with office, industrial, multi-family and retail property needs.

Prime Realty is a full **service** team servicing developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets it services. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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