

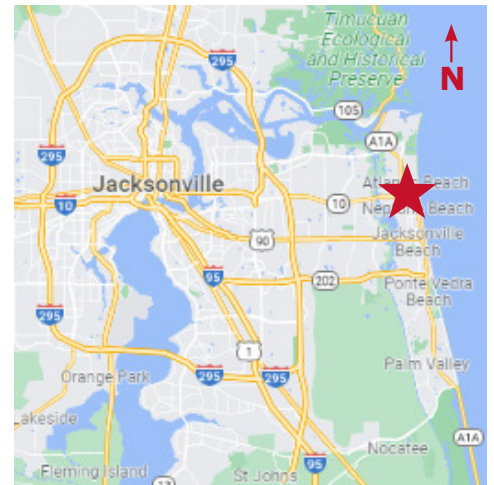
**RESTAURANT/
RETAIL
FOR LEASE**

NORTH BEACH CENTER

725 Atlantic Blvd., Atlantic Beach, FL 32233



- **Space Available:**
-Suite 6 +/-4,700 SF Restaurant Space with patio
- **Lease Rate: \$24.00/SF NNN**
- **CAM: \$7.35/SF**
- Shopping center (+/-58,153 SF) has great access, visibility and ample parking
- Tenants include: Cantina Louie, The Fish Company, Organic Nails, and Atlantic East Animal Clinic
- Located in the heart of Atlantic and Neptune Beach’s commercial corridor with excellent foot traffic. Just off Third Street/A1A
- Space can be demised



2024 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	12,142	53,022	123,105
Average HH Income	\$166,193	\$154,427	\$147,838
Total Employees	6,649	21,422	41,874



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

Patricia Owings
patricia@strategicsites.com

OR

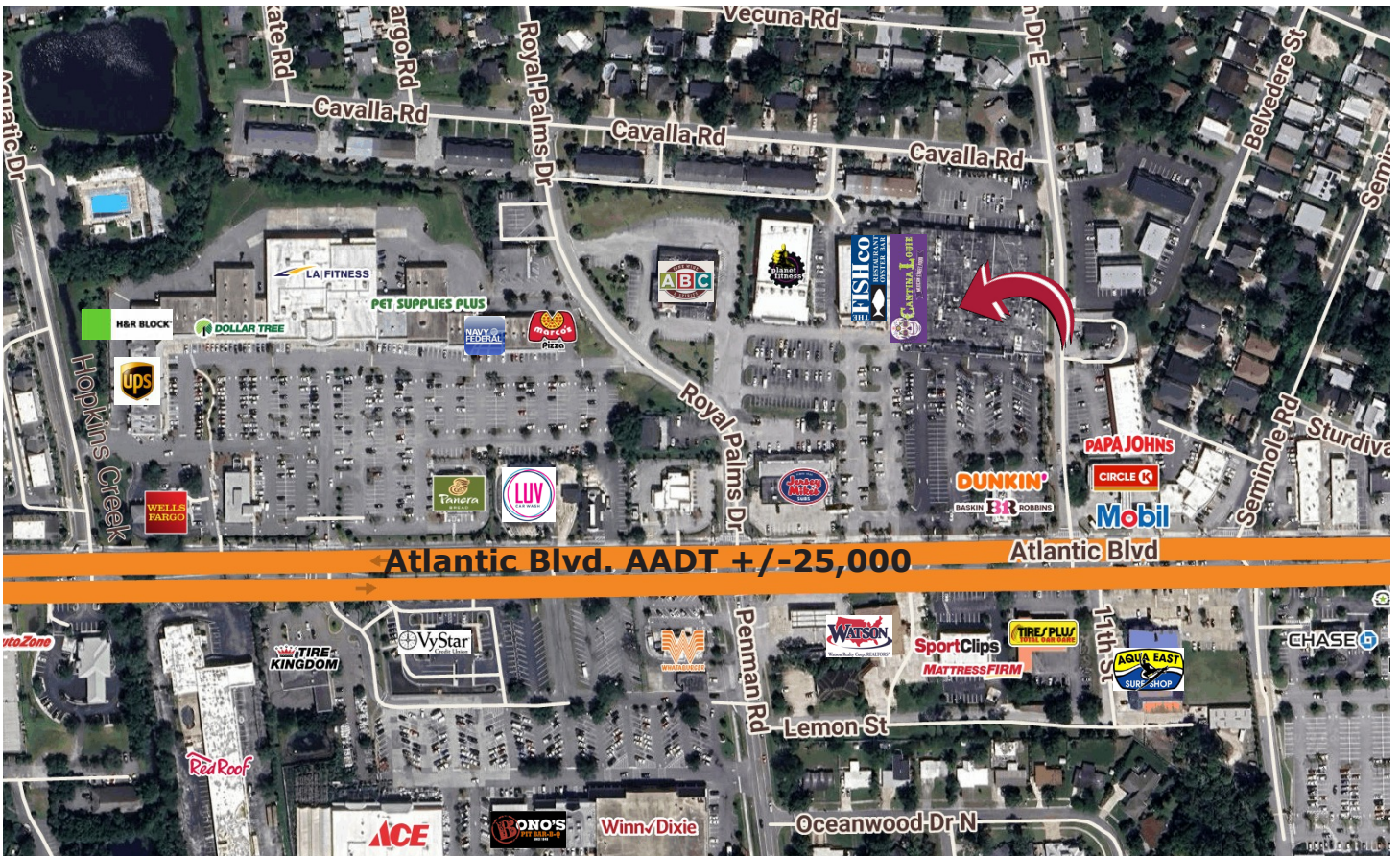
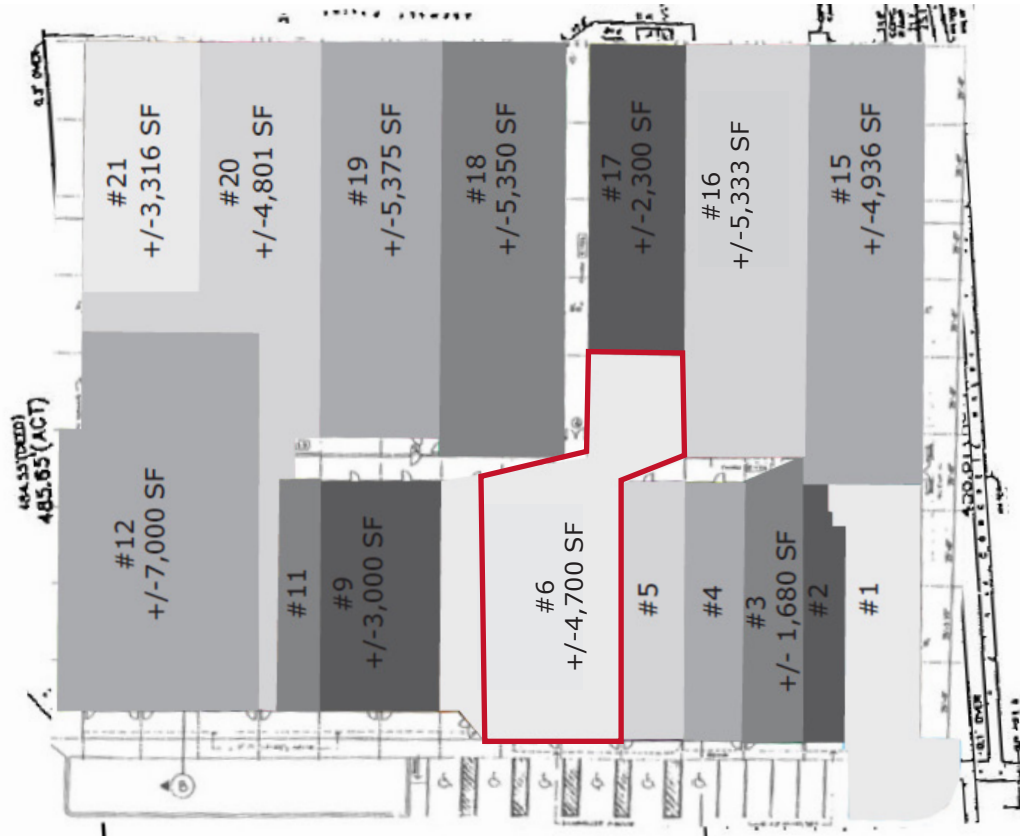
Kate Clifford
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Client First through Service, Knowledge and Integrity

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 & Aerial



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