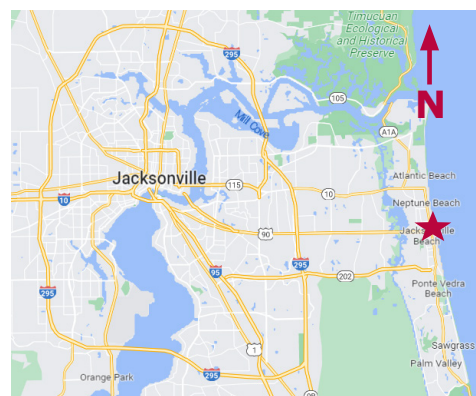




- **Lease Rate: \$25.00 SF NNN**
- Estimated CAM: \$9.00/SF
- **Available Space:** Second floor +/-2,300 SF
-Potential to demise
- Available immediately
- No elevator; interior stairwell access to second floor
- Zoning: JCBD - Allows for professional office, retail
- Building signage available
- Parking: surrounding city parking available
- Building has been recently renovated
- Well-located in the heart of Jacksonville Beach Central Business District, within walking distance to restaurants, shopping and the beach



2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	9,424	43,438	107,262
Average HH Income	\$168,337	\$170,562	\$161,008
Daytime Total Employees	7,498	24,257	44,091



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

Katie Kirchner
katiek@strategicsites.com

OR

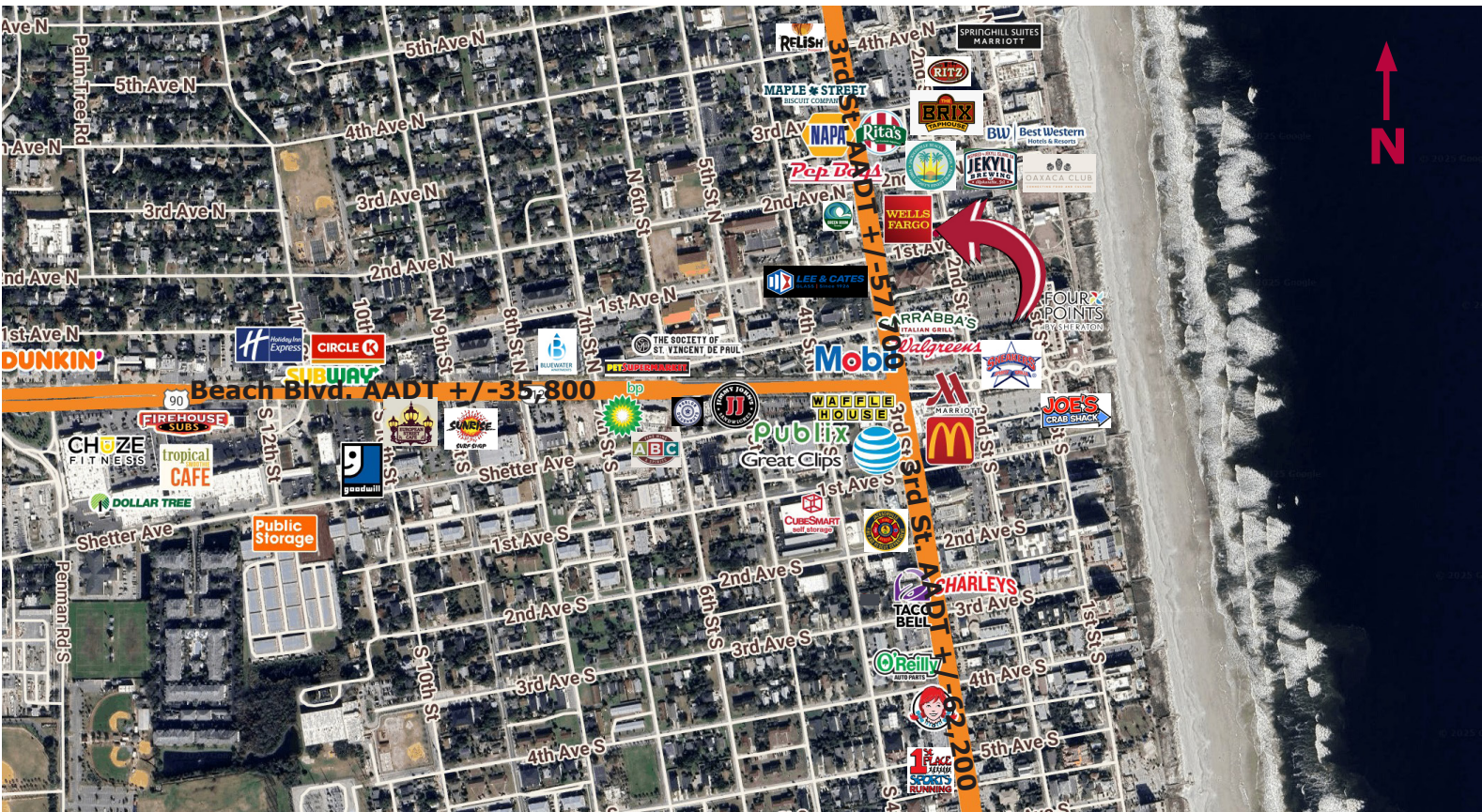
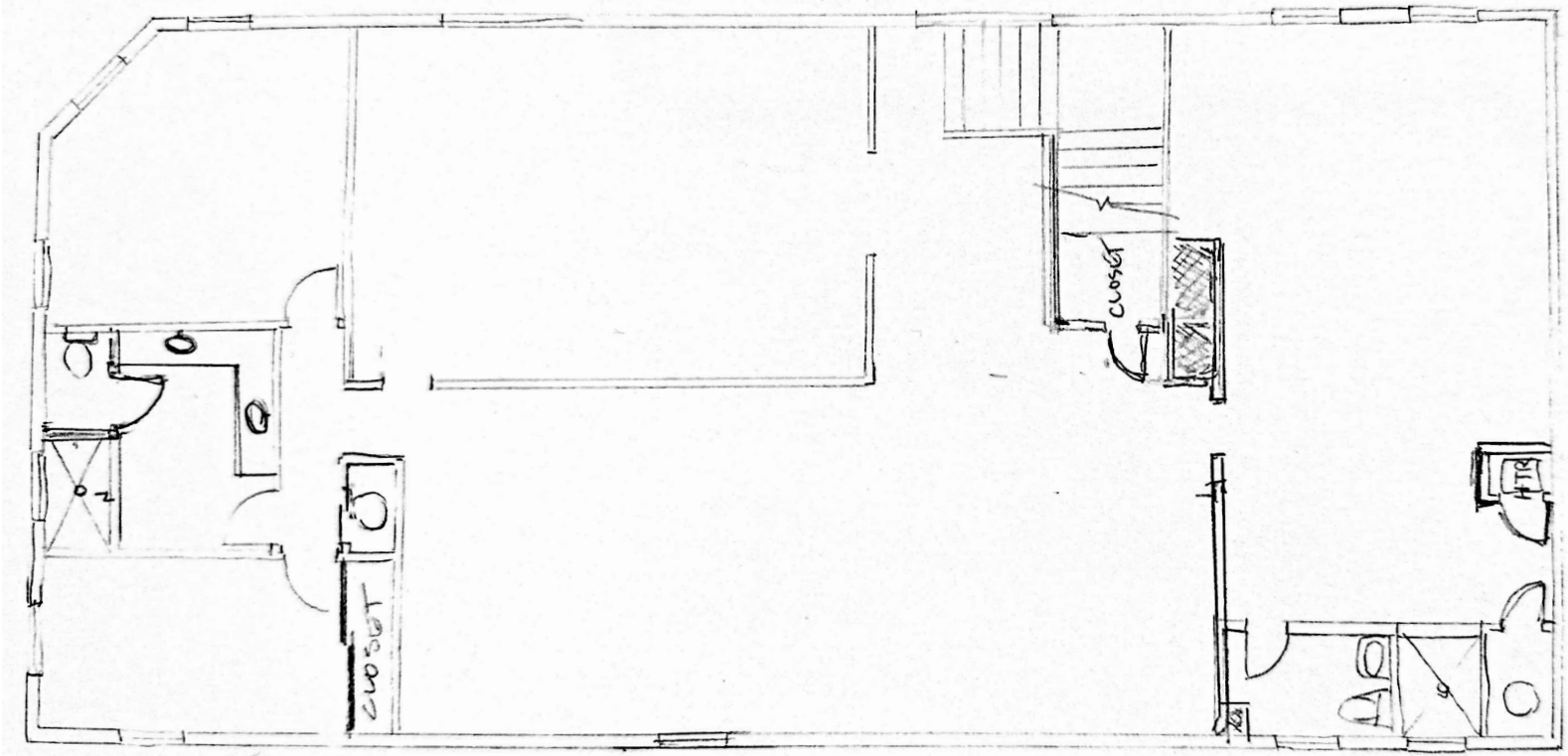
Kate Clifford
kate@strategicsites.com

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Floor Plan & Aerial Second Floor +/-2,300 SF



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