

320 1ST ST N, JACKSONVILLE BEACH, FL 32250

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OFFERING SUMMARY

Lease Rate:	\$40.00 SF/month (Gross)
Building Size:	1,554 SF
Available SF:	1,554 SF
Number of Units:	1

PROPERTY OVERVIEW

The office spaces in the Metropolitan Building are thoughtfully designed to maximize natural light and capitalize on the panoramic ocean views. Floor-to-ceiling windows line the perimeter of the office, filling the space with natural sunlight and offering uninterrupted views of the beautiful ocean and sandy beaches of Jacksonville Beach. The interior design is modern and sophisticated, featuring sleek finishes, clean lines, and contemporary furnishings.

PROPERTY HIGHLIGHTS:

- PRIME LOCATION
- STUNNING OCEAN VIEWS
- MODERN AND STYLISH DESIGN
- PROFESSIONAL MANAGEMENT AND SUPPORT

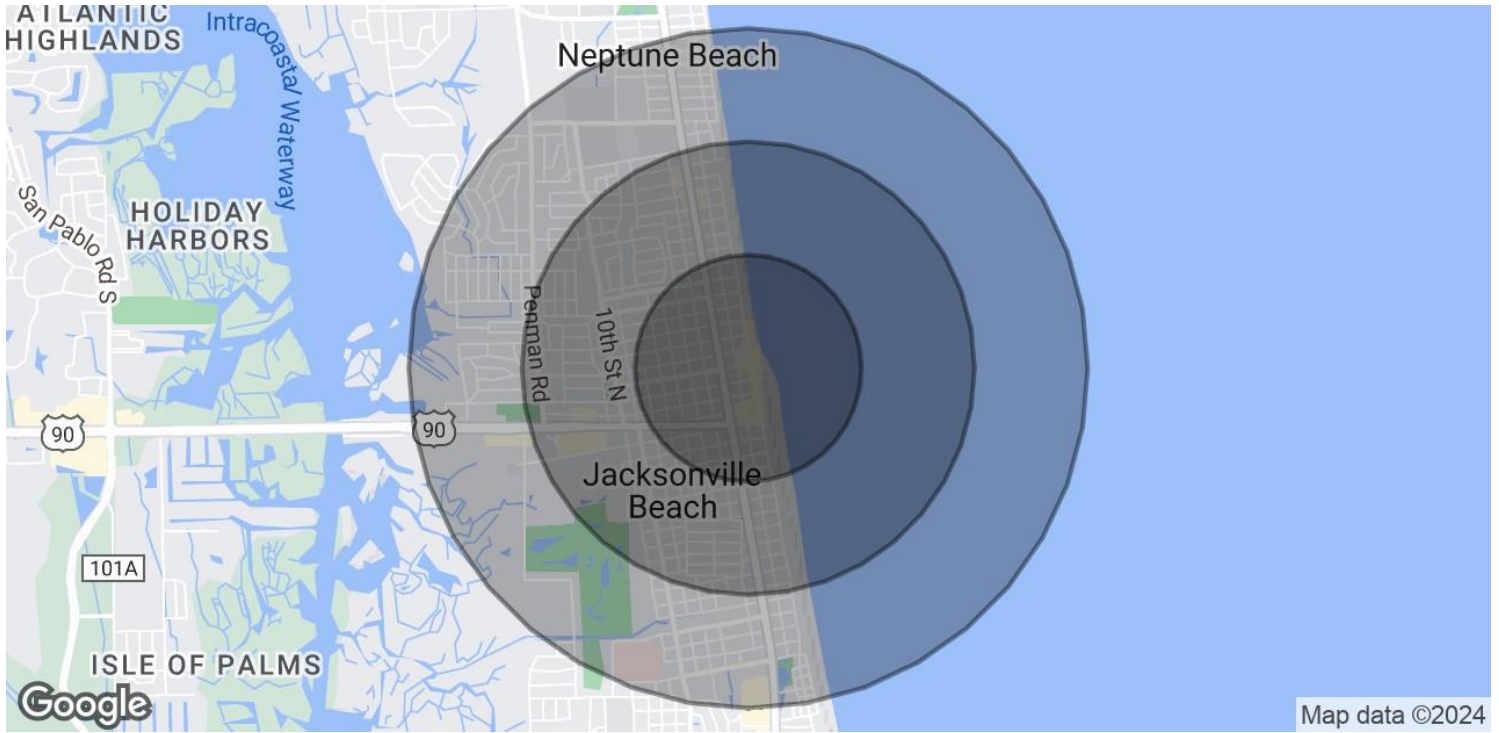
Dean McCarthy

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,782	8,609	16,211
Average Age	46.6	45.0	42.7
Average Age (Male)	45.2	41.9	39.6
Average Age (Female)	45.4	46.9	45.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,900	5,479	9,399
# of Persons per HH	1.5	1.6	1.7
Average HH Income	\$103,164	\$93,700	\$97,394
Average House Value	\$641,437	\$507,231	\$465,723

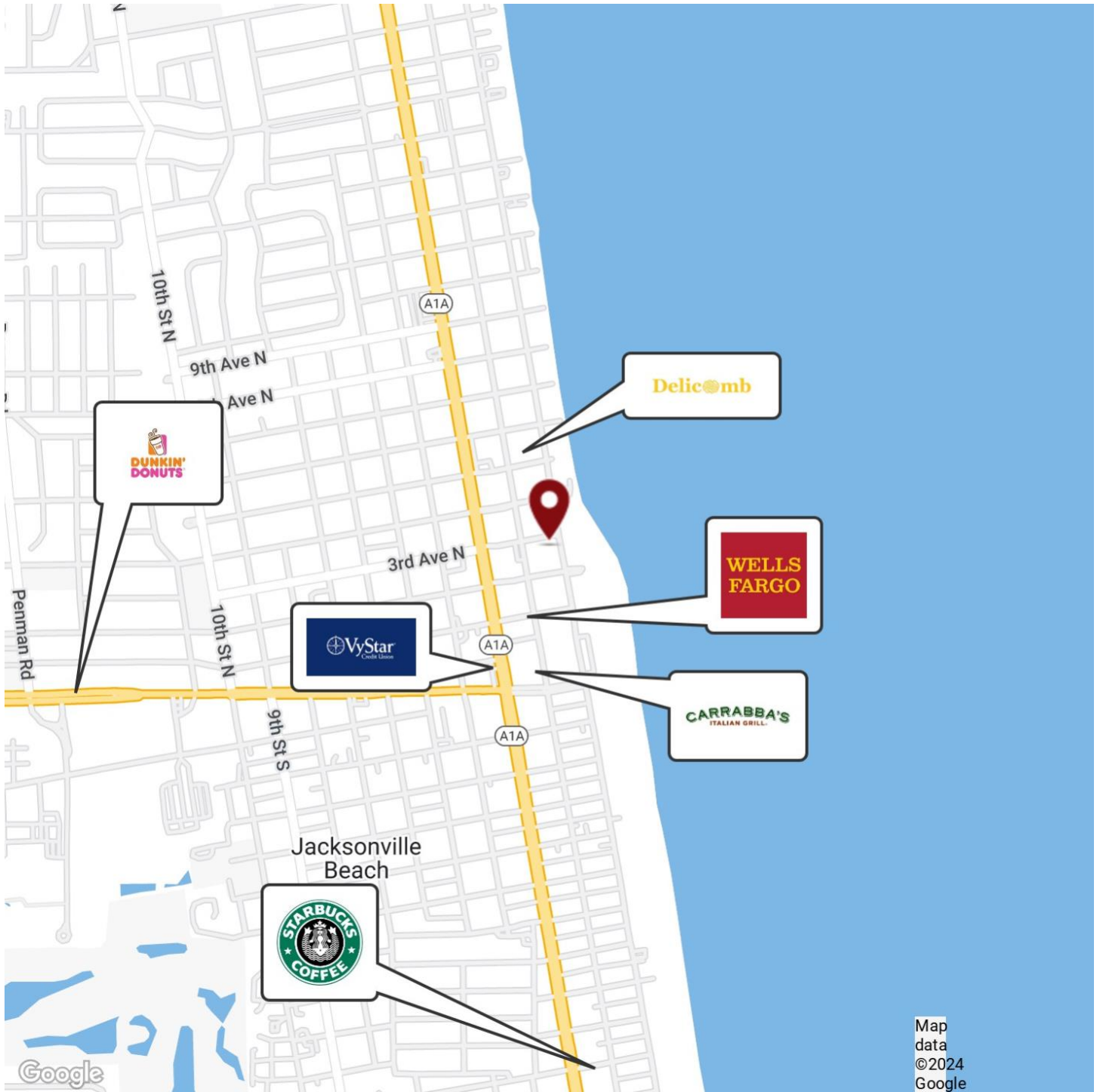
* Demographic data derived from 2020 ACS - US Census

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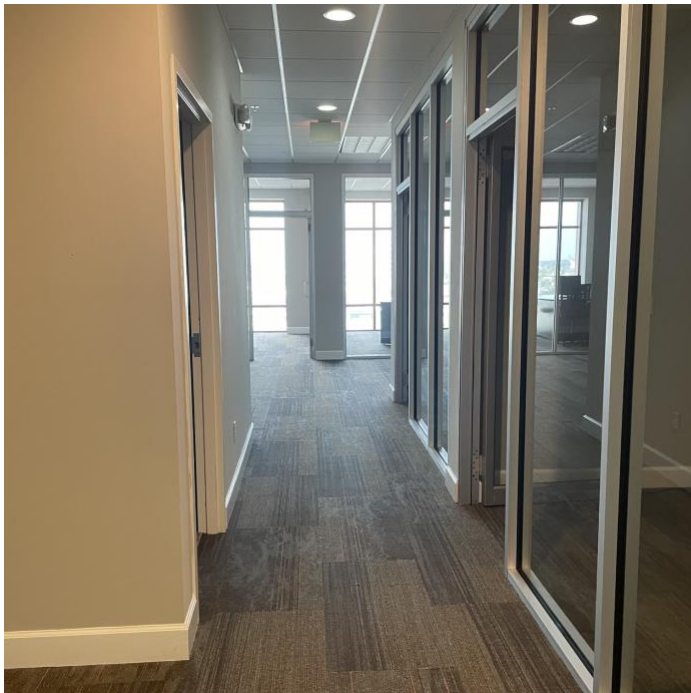
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