

RETAIL
FOR LEASE

Sand Dollar

301 10th Avenue North, Jacksonville, FL 32250



- **Turn-key Space Available: Suite 317 +/-1,000 SF**

- Retail space consists of slat walls in place, storage room with shelving and slat walls, and an extra sink in main area (can be capped off or used)

- **Lease Rate: \$34.00/SF NNN**

- **Taxes/Insurance/CAM: \$11.86/SF**

- Zoning: C-1 Retail/Office
- Recently renovated center in central Jacksonville Beach with excellent visibility on 3rd Street
- Numerous restaurants and retailers in immediate area including Buddha's Belly, Beaches Beauty Bar, Level Up Fitness, Neutral Services, Ultra Slim, IV Nutrition, Mellow Mushroom and Salt Life.

2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	10,030	43,971	111,940
Average HH Income	\$186,085	\$192,690	\$177,793
Daytime Total Employees	7,768	28,405	48,896
*Traffic Counts: 61,800 AADT on 3rd Street			



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

Patricia Owings
patricia@strategicsites.com

OR

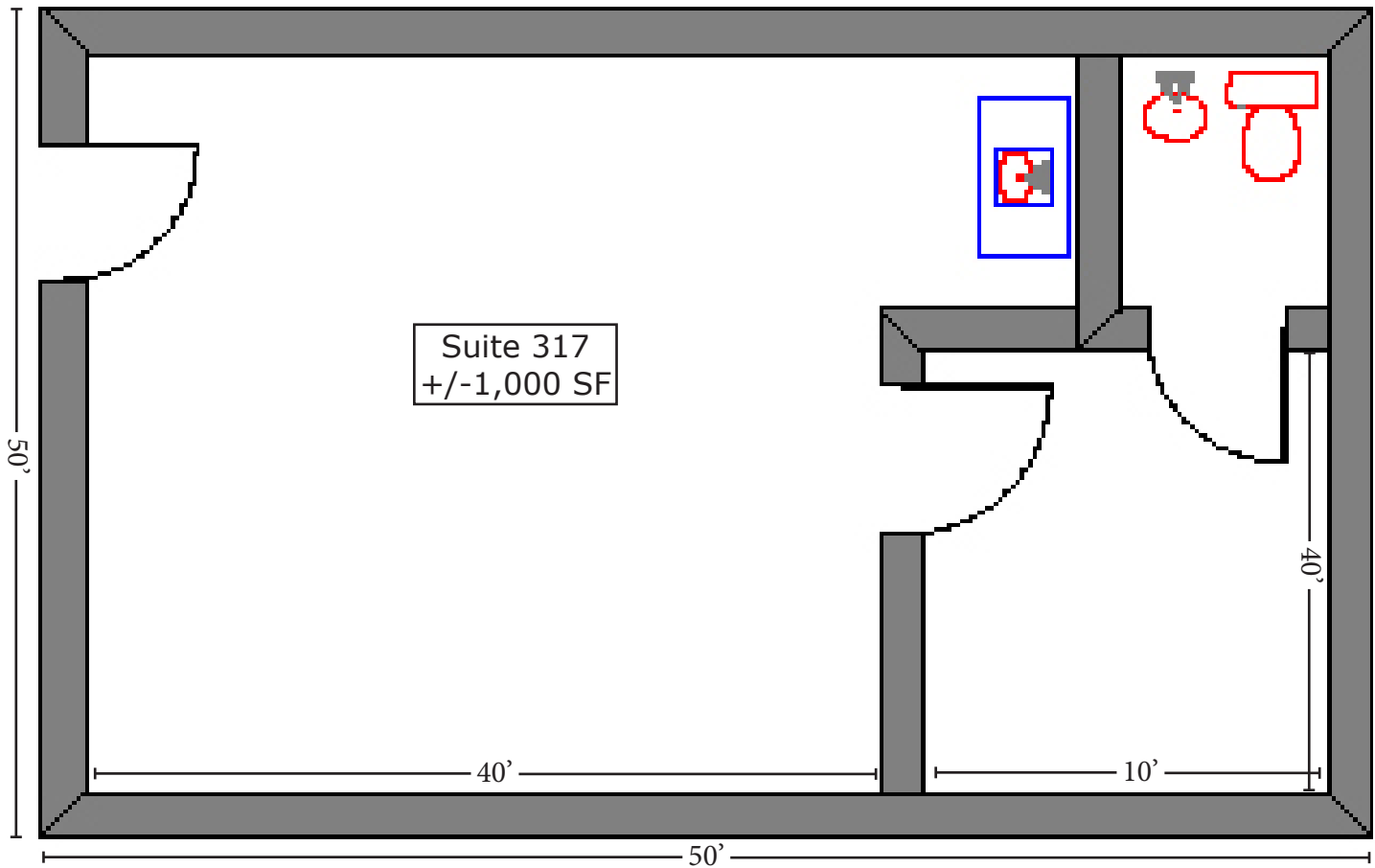
Kate Clifford
kate@strategicsites.com

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

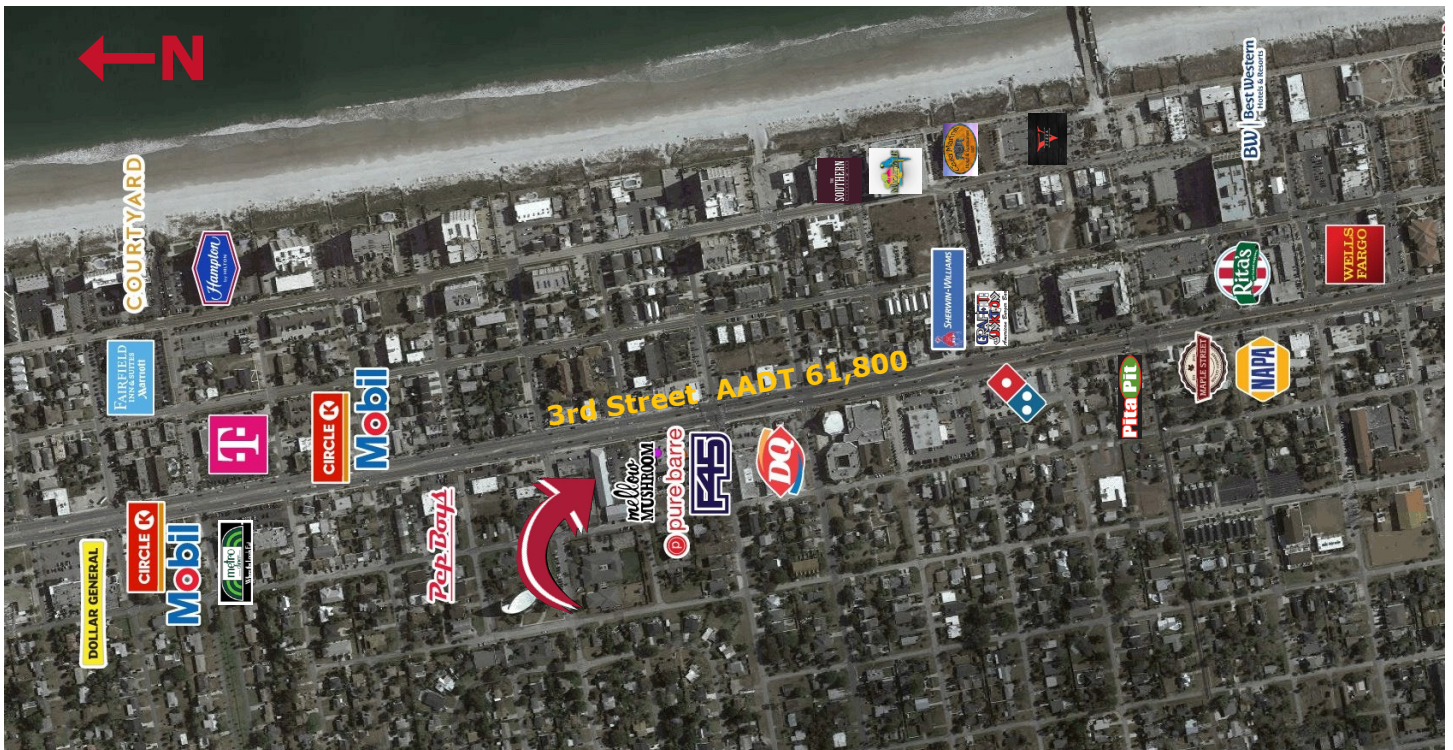
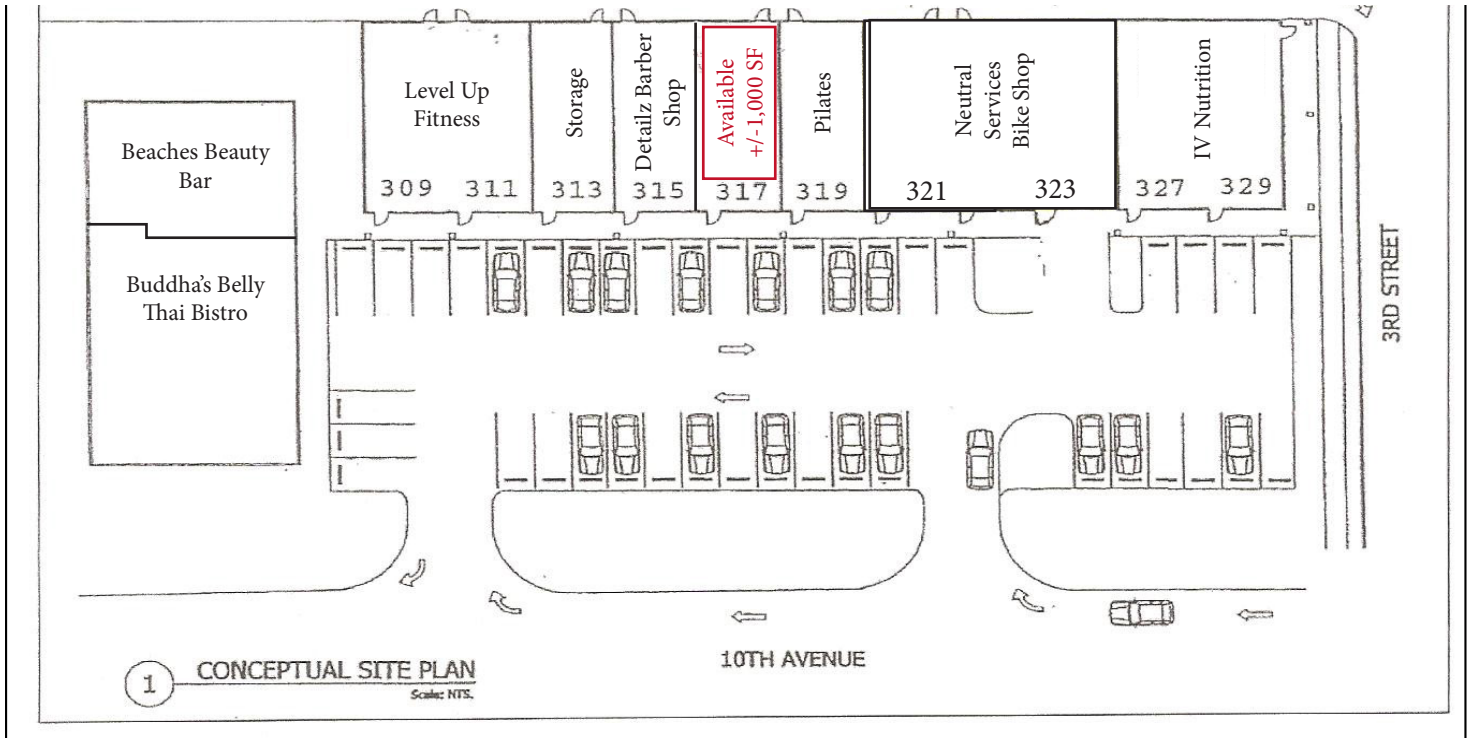
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Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Floor Plan



Site Plan & Aerial



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