

SALE / LEASE

Former Salt Life Retail Store

240 S 3RD ST

Jacksonville Beach, FL 32250

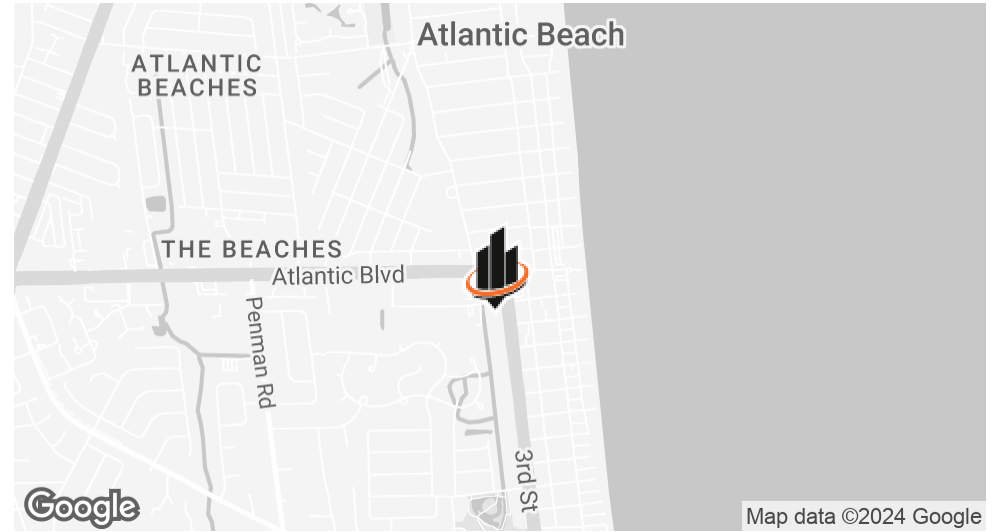
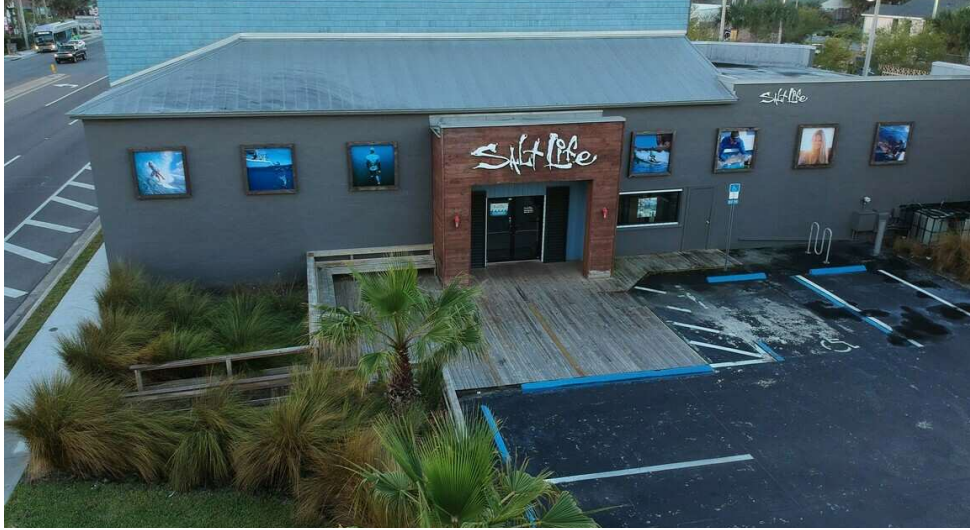
PRESENTED BY:

COLIN NICHOLSON III, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LEASE RATE:	\$37.00 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	7,190 SF
LOT SIZE:	12,502 SF
BUILDING SIZE:	7,193 SF

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PROPERTY DESCRIPTION

Exceptional retail opportunity at 240 S 3rd St, Jacksonville Beach, FL. This 7,193 SF building which was renovated in 2013, is highly visible, with unique architecture and within the heart of Jacksonville Beach. Zoned JC-1, the property assures prime visibility and accessibility, boasting a recent remodel, hard corner positioning with a stoplight, and easy accessibility to Beach Blvd and J Turner Butler. With the added convenience of a non-street loading alley and a roll-up door, this building offers an irresistible package for retail and street retail investors.

PROPERTY HIGHLIGHTS

- - Prime 7,193 SF retail building with JC-1 zoning
- - Renovated in 2013 for modern appeal
- - Highly visible hard corner location with stop light

ADDITIONAL PHOTOS



COLIN NICHOLSON III, CCIM

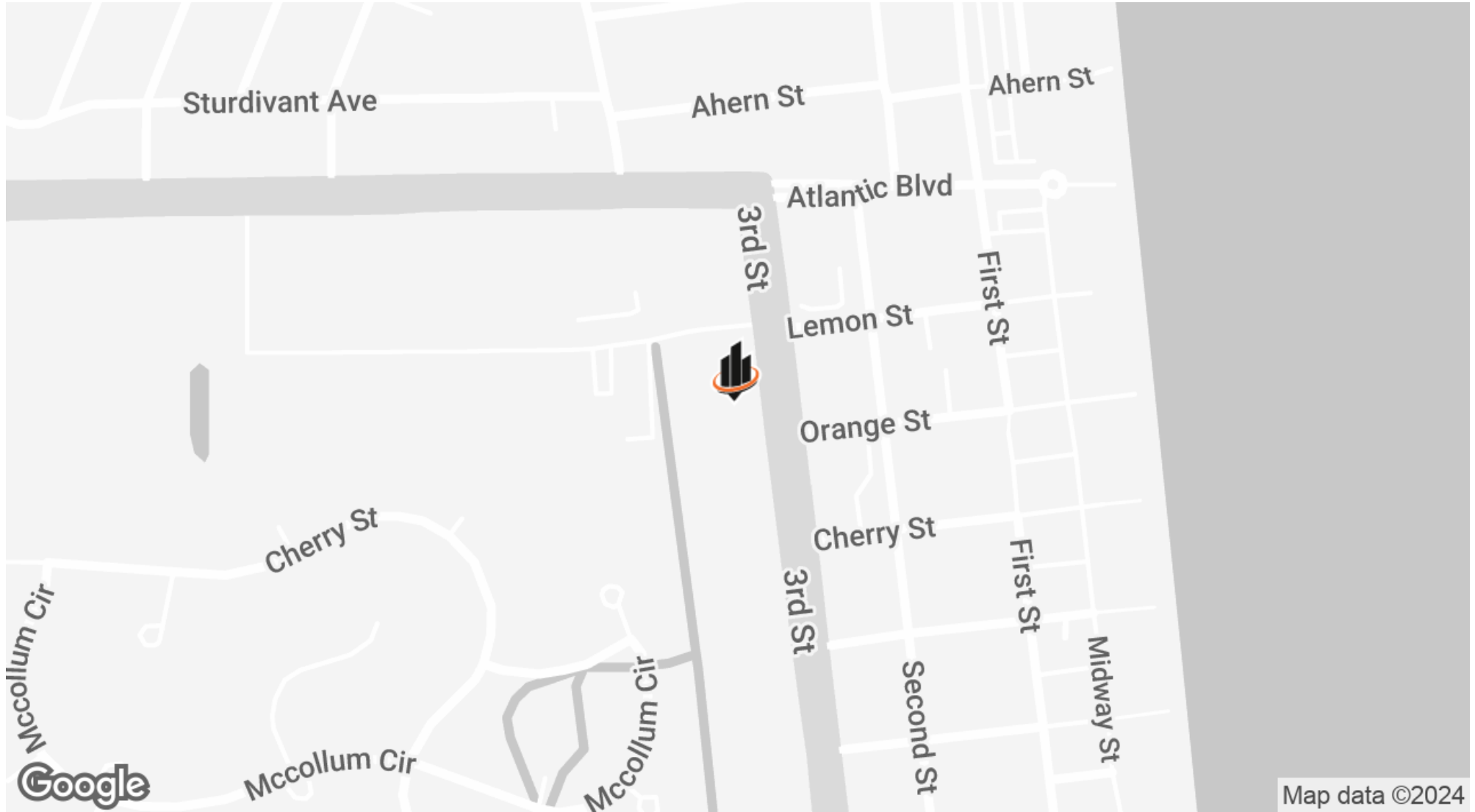
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

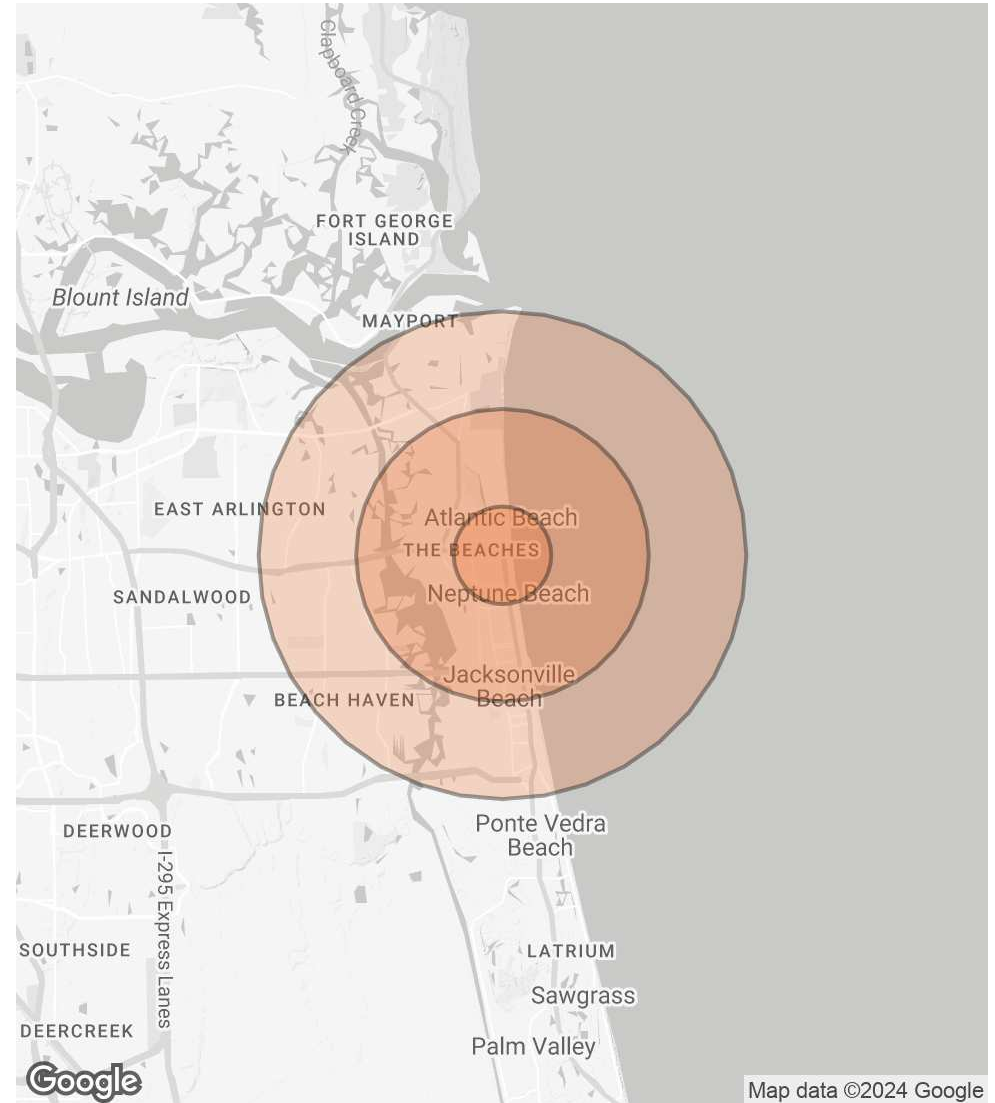
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,510	44,940	114,604
AVERAGE AGE	44	44	42
AVERAGE AGE (MALE)	44	43	41
AVERAGE AGE (FEMALE)	45	45	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,337	20,446	48,423
# OF PERSONS PER HH	2.2	2.2	2.4
AVERAGE HH INCOME	\$145,437	\$130,640	\$130,007
AVERAGE HOUSE VALUE	\$724,687	\$605,664	\$536,088

Demographics data derived from AlphaMap



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