

FREESTANDING OFFICE PROPERTY

3333 ATLANTIC BLVD
JACKSONVILLE, FL 32207

ATLANTIC BLVD
27,500 AADT

FOR SALE

• 5,760 SF OFFICE AVAILABLE

 CANTRELL
& MORGAN

SALE OFFERING

Sale Price	\$935,000.00
Address:	3333 Atlantic Blvd

PROPERTY HIGHLIGHTS

- Owner-user / investment opportunity
- Frontage on Atlantic Blvd
- Free-standing building
- Free Span Roof System
- City water/sewer
- Ample Parking
- Less than 1-minute to I-95
- Less than 1-minute to San Marco Square
- Less than 5-minutes to Downtown Jacksonville



Building Size:	5,760 SF
Zoning:	CRO
Lot Size:	0.43 Acre
Parcel ID:	145914-0000
Year Built:	1973
Property Type:	Free Standing Office Bldg
Sale Type:	Owner User / Investment
Signage:	Yes
Parking:	+/- 20 paved parking spaces
County:	Duval County
Opportunity Zone:	Yes

SALE OVERVIEW

The sale of 3333 Atlantic Blvd presents a prime opportunity to acquire a 5,760 square foot freestanding office property strategically located at the signalized intersection of Atlantic Blvd and Linden Ave in Jacksonville, FL. Positioned on a .43-acre corner lot, the property offers excellent visibility, prominent signage, and ample parking.

Located on the outskirts of the St. Nicholas neighborhood, the site benefits from quick access to I-95, which sees over 167,000 vehicles daily. A quick drive away is the San Marco Square Publix as well as the distinctive boutiques and restaurants of San Marco Square. The office building features large light-filled perimeter offices, a spacious reception area, multiple restrooms, a break area, and a large bullpen area, making it an ideal setting for a variety of business operations.

3333 Atlantic Blvd | Jacksonville, FL 32207

KAYLA DEGUZMAN
D - 904.302.6930
kayla@cantrellmorgan.com

TOMMY ELLIS
D - 904.770.4111
tommy@cantrellmorgan.com



PROPERTY PHOTOS



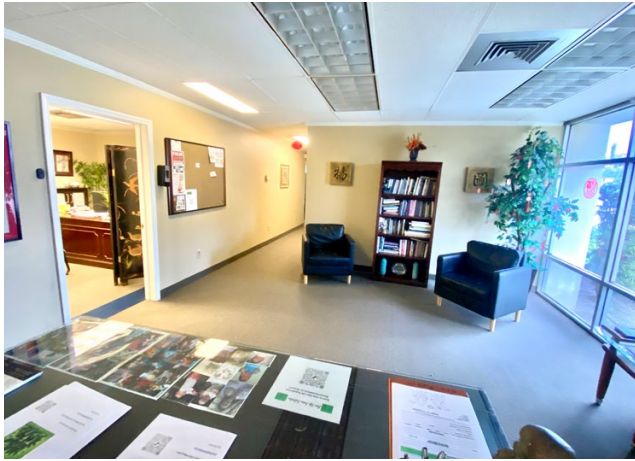
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INTERIOR PHOTOS



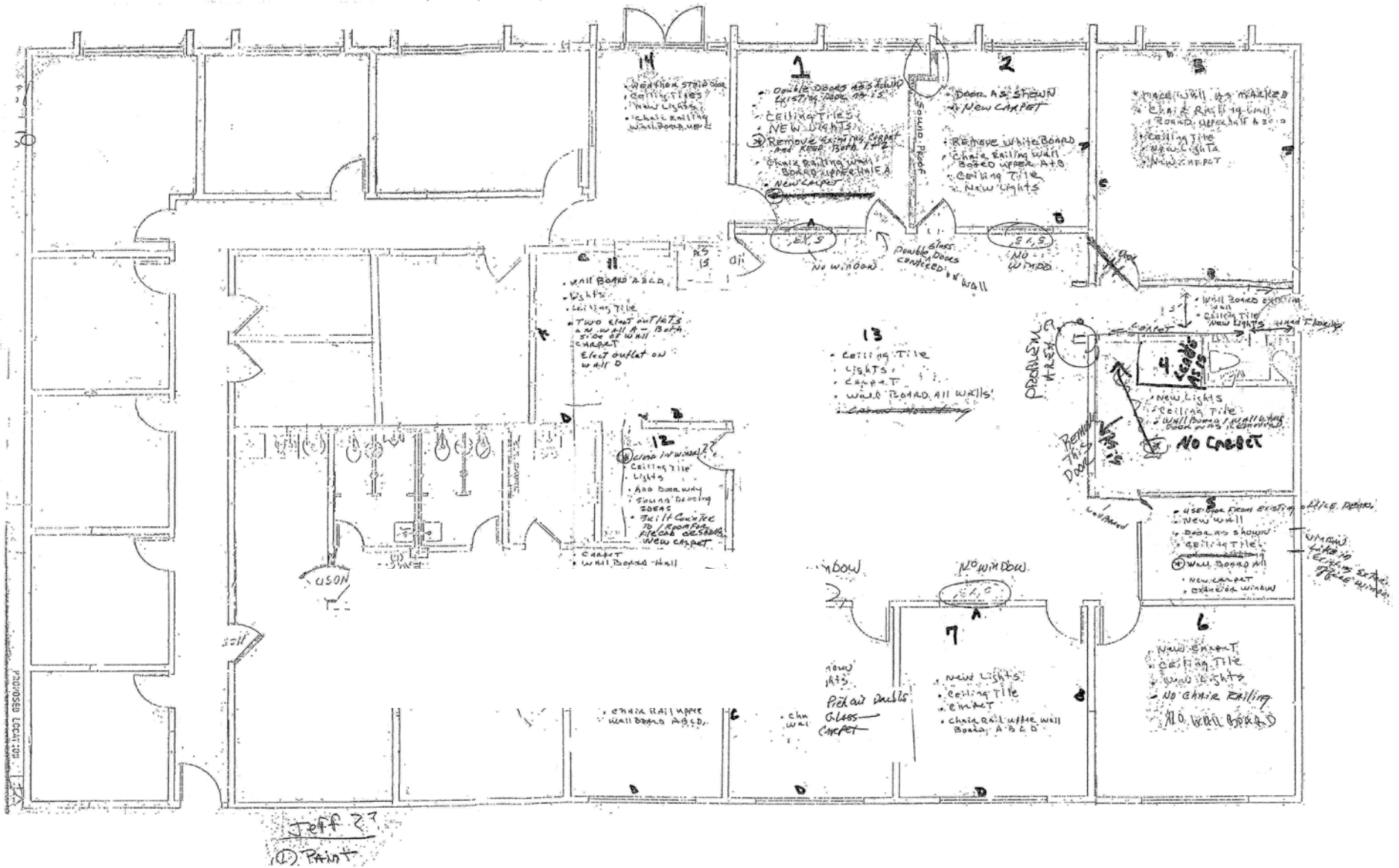
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FLOOR PLAN



SURROUNDING AREA



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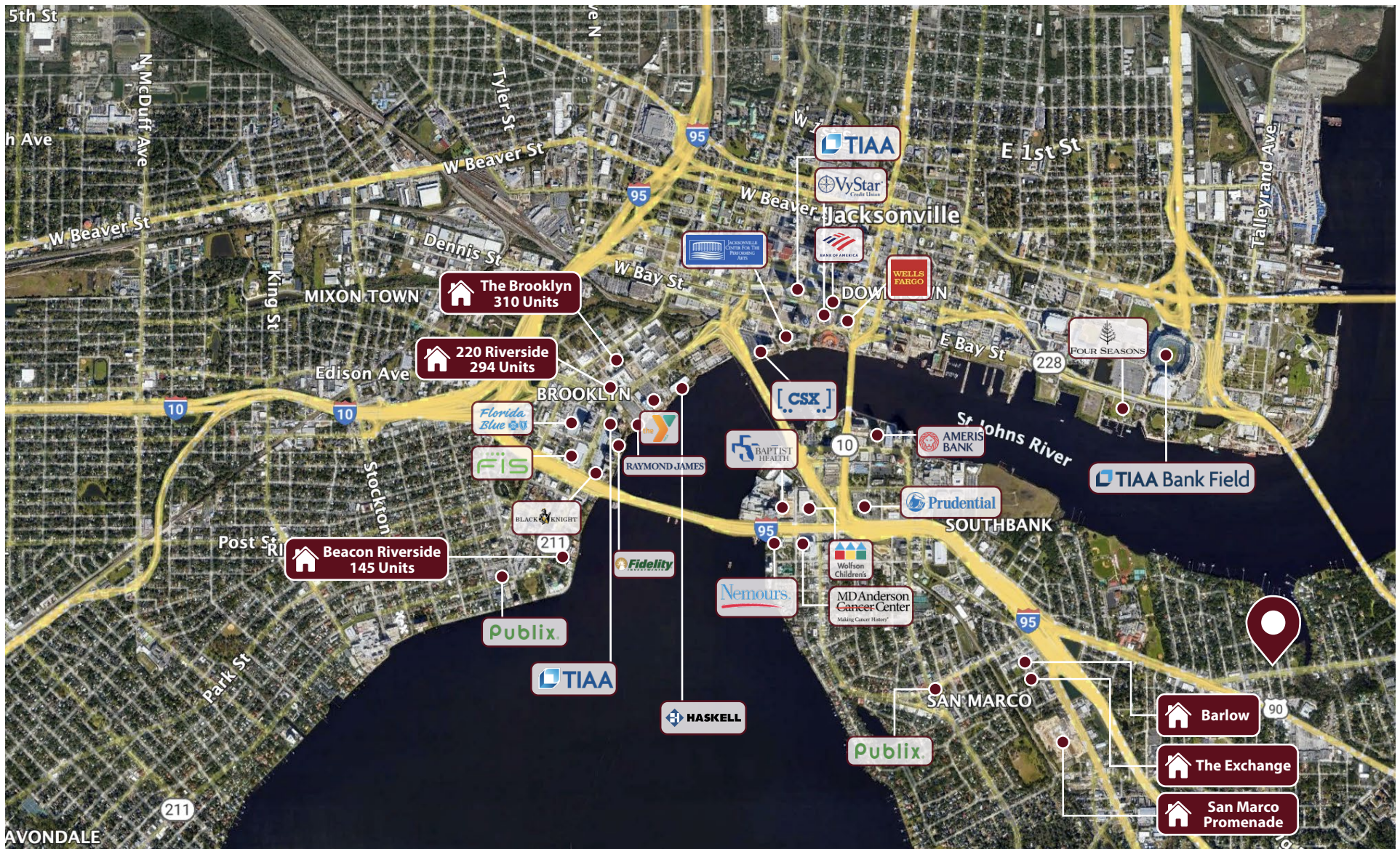
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EXPLORE SAN MARCO

One of Jacksonville's Most Desired Sub-Markets

You know you've arrived in historic San Marco when you see the huge, iconic and Instagram-friendly Three Lions fountain. This charming neighborhood dates back to the early 20th century, and was modeled after Venice's Piazza San Marco.

San Marco is a historic neighborhood located on the Southbank of the Saint Johns River just a few minutes from Downtown.

Visit San Marco's distinctive boutiques and art galleries and enjoy the full-fledged dining district which includes some of Jacksonville's best restaurants and has as plenty of outdoor cafe seating and diverse options. Don't stop at just dinner, the area is emerging with trendy craft cocktail bars and brewery hot spots.



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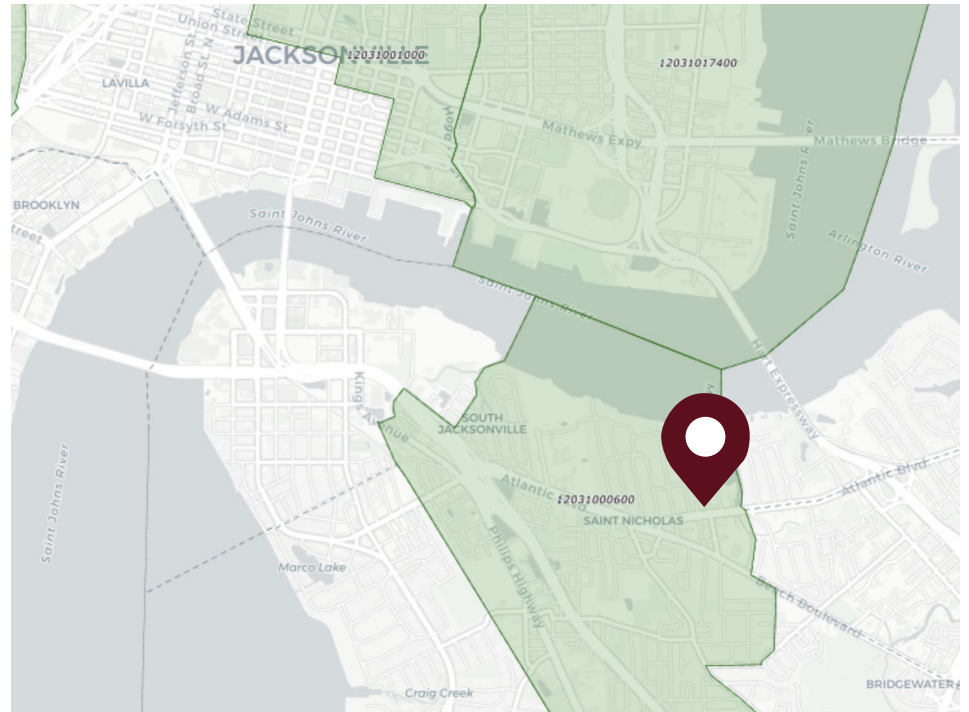
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DEMOGRAPHICS & OPPORTUNITY ZONE MAP

DEMOGRAPHICS

	3 MILES	5 MILES
Population	72,686	218,331
Households	31,458	91,542
Median Age	39.6	37.9
Median Household Income	\$53,936	\$51,712
Average Household Income	\$84,525	\$80,717



OPPORTUNITY ZONE

- Investors pay no taxes on any capital gains produced through their investment in Opportunity Zone Funds.
- A total of 427 Qualified Opportunity Zones are designated in Florida and located in every county in the state, stretching from the Panhandle through the Keys.

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