

# 615 3rd St S

Jacksonville Beach FL, 32250

FOR LEASE

868sf Freestanding Retail



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# THE SPACE

Location	615 3rd St S. Jacksonville Beach, FL 32250
Size	868 sf
Lease Rate	\$30/sf
Lease Type	NNN: Est. \$3.00/sf

# HIGHLIGHTS

- Rare small-format freestanding building on the 3rd Street
- Ideal for boutique retail, showroom, professional office, wellness, personal service, or beach-oriented concept
- Positioned within a walkable, bikeable Jacksonville Beach trade area surrounded by restaurants, shops, residences, and visitor traffic
- Convenient access to Beach Blvd, J. Turner Butler Blvd, Ponte Vedra, Neptune Beach, and Atlantic Beach
- Opportunity for highly visible tenant branding and signage, subject to landlord and municipal approval
- Zoning: JC-1 (Commercial)



## POPULATION

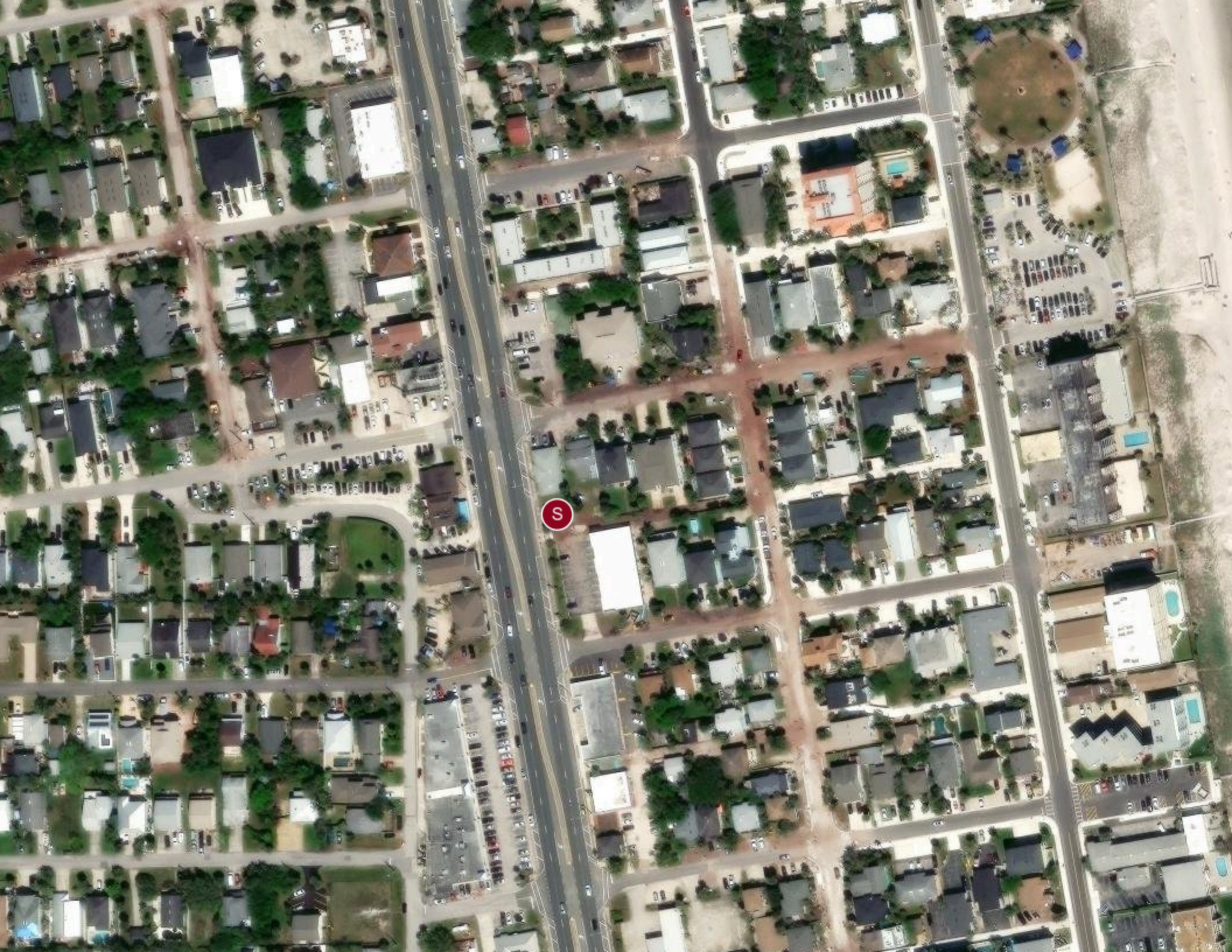
1.00 MILE	3.00 MILE	5.00 MILE
8,394	38,953	102,934

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$151,508	\$166,532	\$158,013

## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,288	18,463	46,377



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