

# OFFICE / RETAIL FOR LEASE

711 3<sup>RD</sup> ST S, JACKSONVILLE BEACH, FL 32250



**CALL FOR PRICING**

# Property Overview



LICENSED REAL ESTATE BROKER



AVAILABLE  
200 - 1386 ± SF

ZONING:  
C1

AVG TRAFFIC COUNT:  
A1A/3<sup>RD</sup> ST S  
37,500 ±



RETAIL



LOCATION:  
JAX BEACH

Multiple units now available at one of Jacksonville Beach's most visible addresses on 3rd Street. Units range from 200 to 527 SF, offering flexible options for businesses of all sizes — with the ability to combine Units 1 & 2, or expand further by combining Units 1, 2 & 15 for a larger contiguous space. Perfect for small office or retail users.



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# Property Highlights



LICENSED REAL ESTATE BROKER

- **AVAILABLE UNITS:**
  - **UNITS 1: ~509 SF**
  - **UNIT 2: ~403 SF**
  - **UNIT 9: ~268 SF**
  - **UNIT 11: ~254 SF**
  - **UNIT 13: ~235 SF**
  - **UNIT 15: ~476 SF**
- **ABILITY TO COMBINE UNITS 1, 2, 15**
- **AMPLE PARKING ON-SITE**
- **WALKING DISTANCE TO BEACH ACCESS**



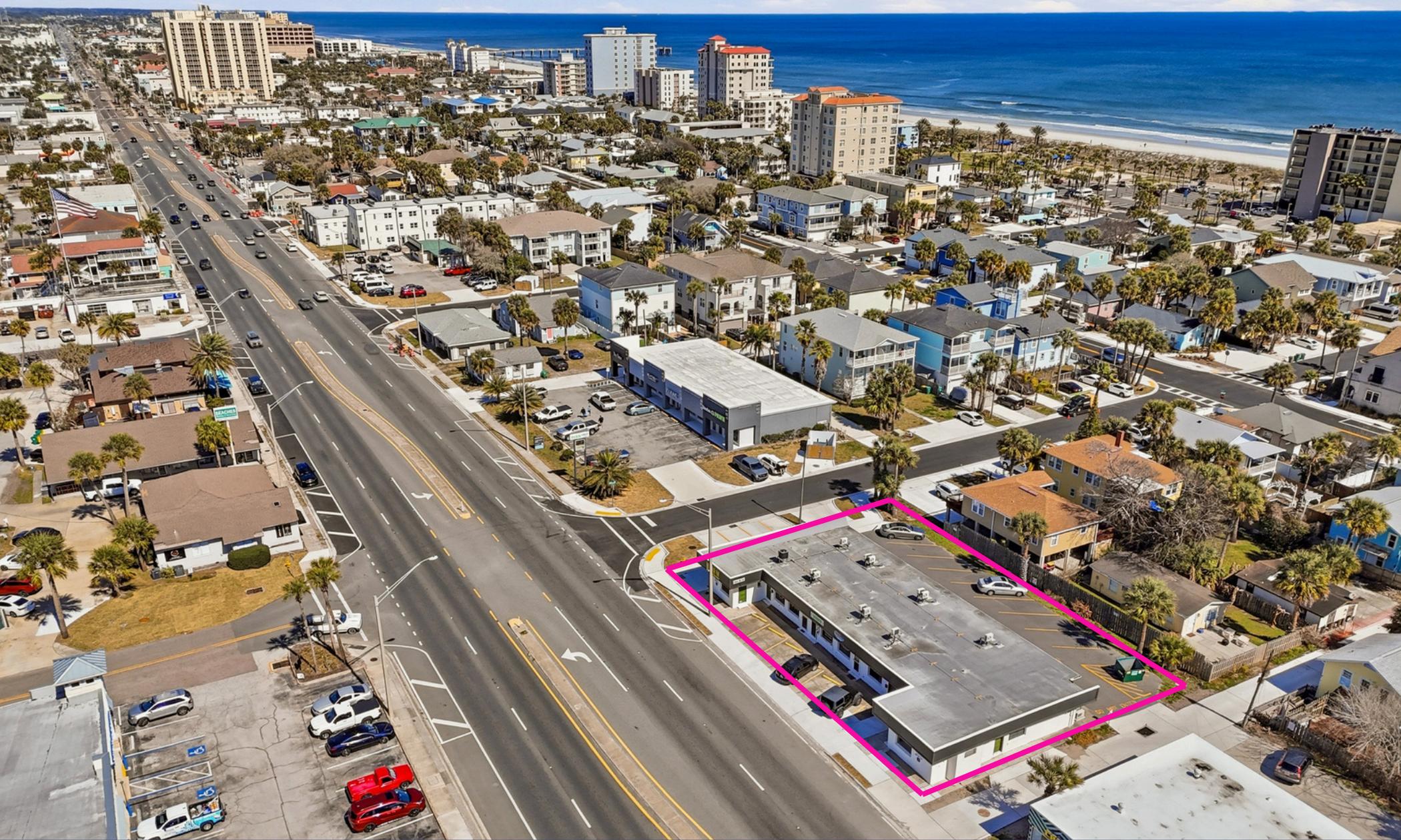
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# Aerial Map



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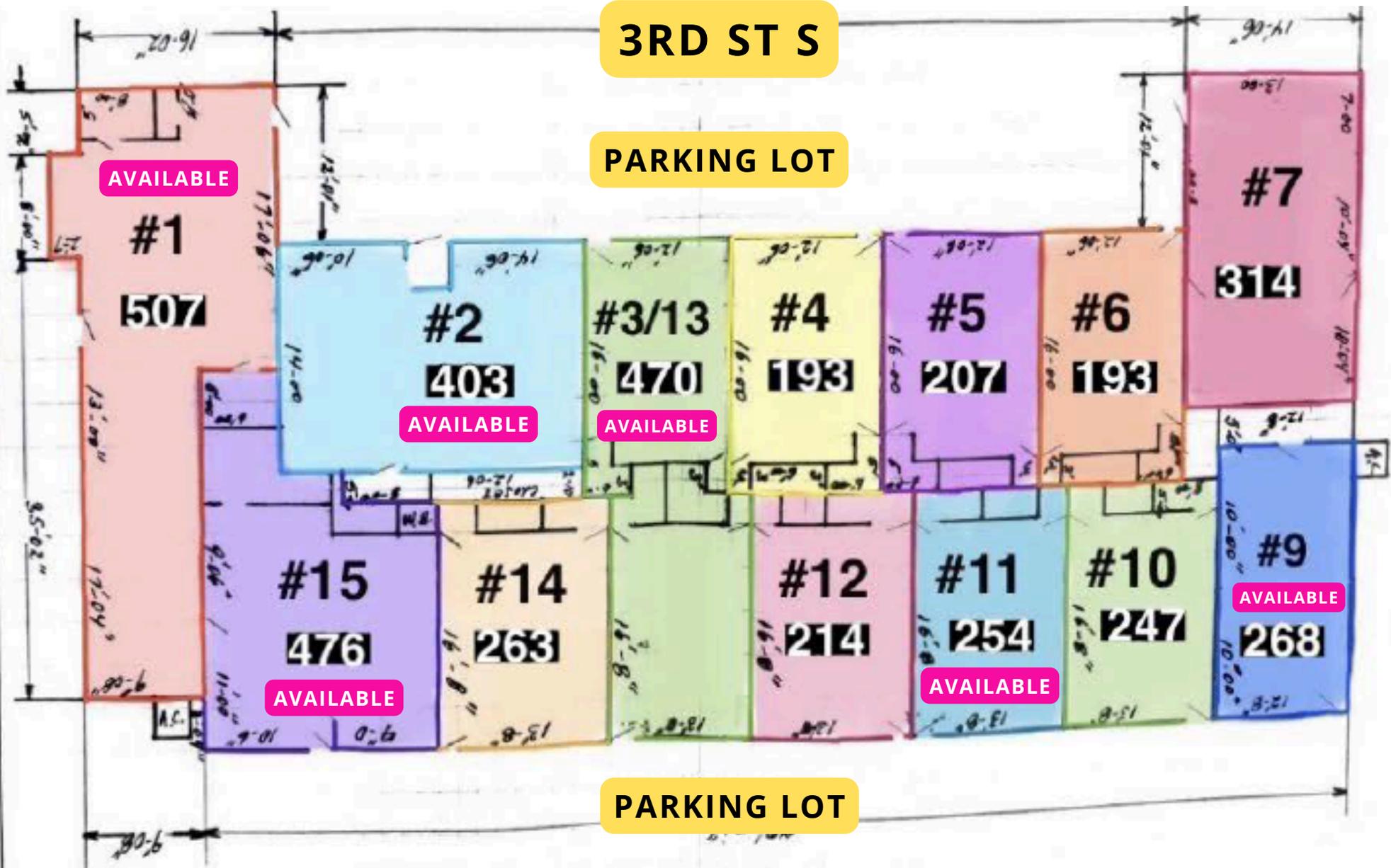
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# Site Plan



LICENSED REAL ESTATE BROKER



3RD ST S

PARKING LOT

PARKING LOT

FOR LEASE

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