



- **Purchase Price: \$950,000**
- Unit 703: +/-1,589 SF
- Currently leased. Tenant to vacate October 31, 2026
- 2026 Association Fees:
Approximately \$7.00 SF Annually
- Class A, mixed-use building constructed in 2006
- Floor plan includes four offices, open work area, reception, kitchenette/break area, storage room and conference room
- Floor-to-ceiling windows, southern exposure, with beautiful ocean views of Jacksonville Beach
- On-site security, common area restrooms, dual elevators and garbage chute
- Four reserved parking in on-site garage and city parking is available to the north of the building
- The site is 1/2 block south of the Jacksonville Beach Pier and one block West of the Atlantic Ocean surrounded by various restaurants, shops and hotels in the heart of Jacksonville Beach Town Center

2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	9,169	41,637	105,726
Average HH Income	\$190,118	\$190,297	\$179,499
Daytime Total Employees	8,928	28,602	44,142



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

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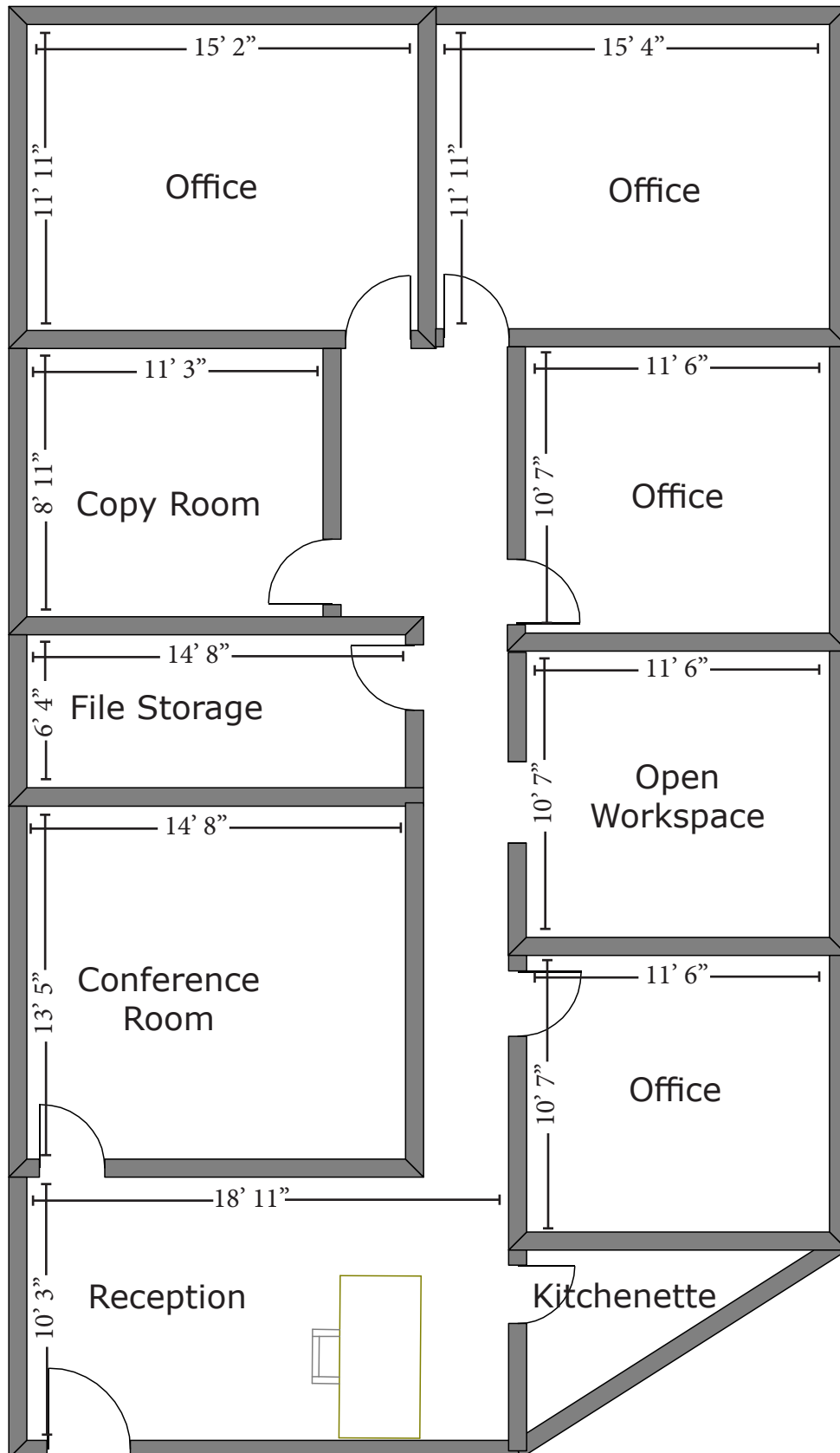
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Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdraw without notice

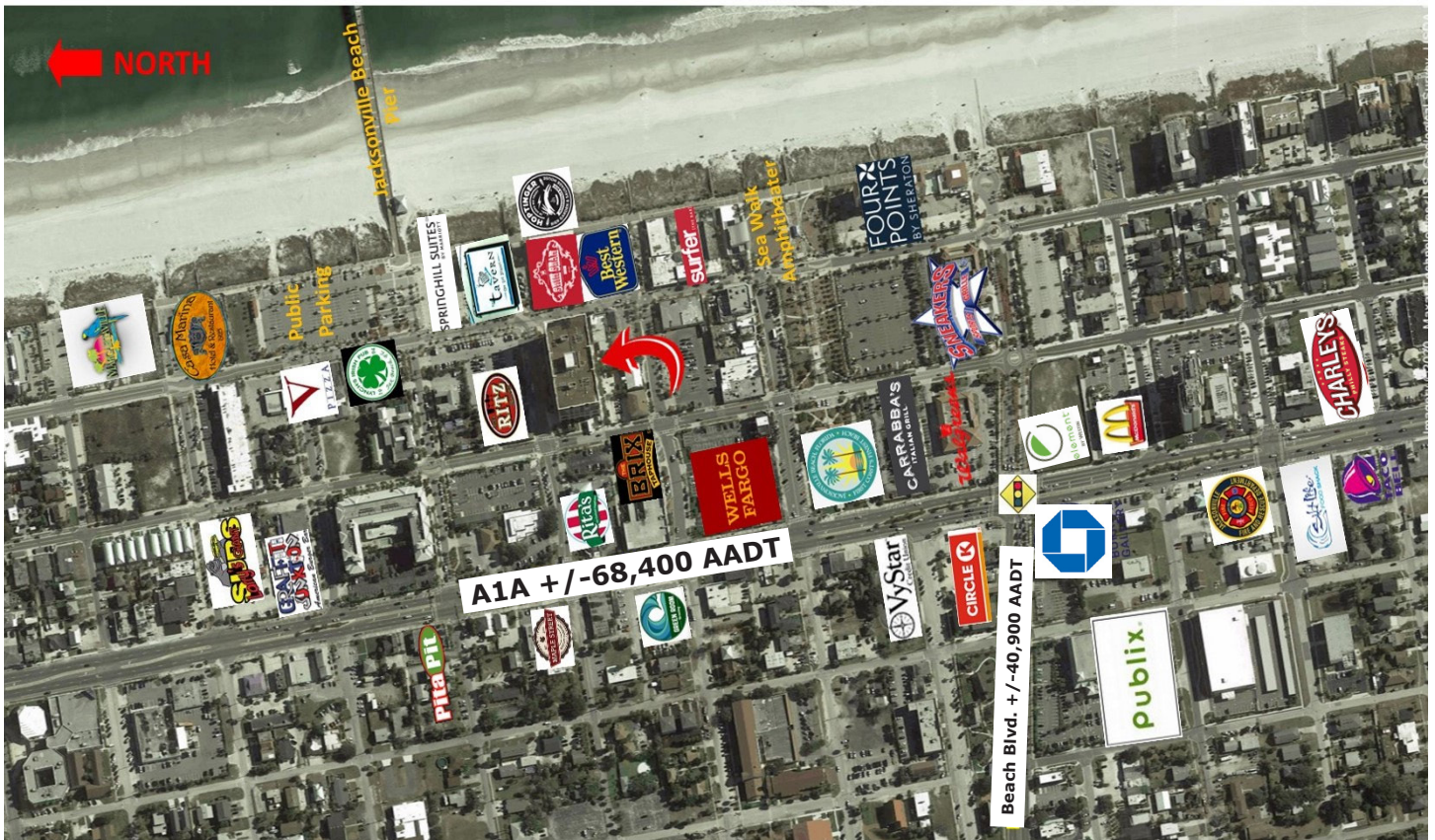
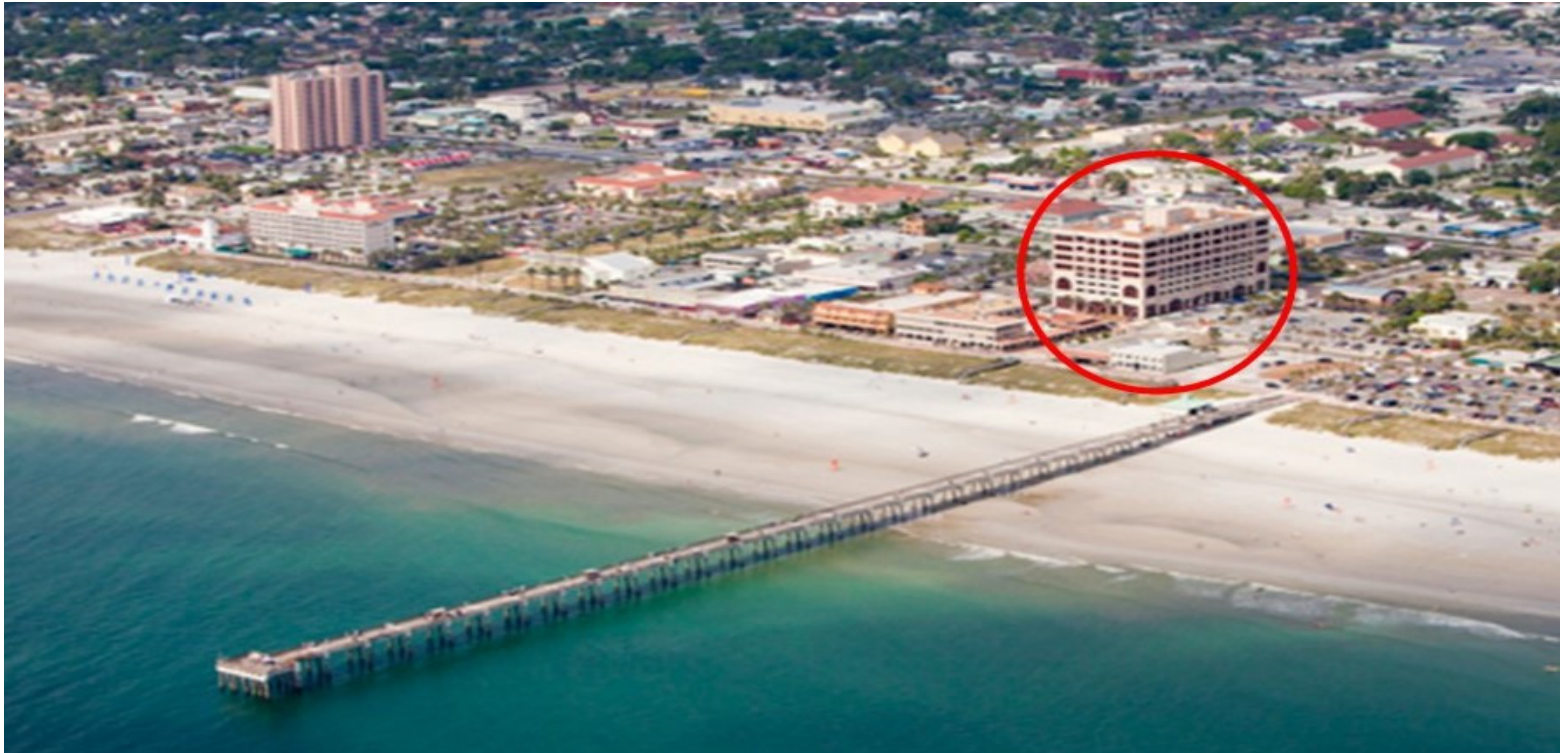
Floor Plan +/-1,589 SF



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