

OFFICE BUILDING FOR LEASE

59 W 9TH ST

ATLANTIC BEACH, FL 32233



PRIMEREALTY



For More Information:

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Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

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OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (MG)
Building Size:	8,818 SF
Available SF:	2,000 SF
Lot Size:	15,738 SF
Year Built:	1990
Zoning:	CG
Market:	Beaches
Submarket:	Atlantic Beach

PROPERTY OVERVIEW

Atlantic Beach office space for lease! Great location south of Mayport, close to Atlantic & Jax beaches. Prominent two-story entryway with winding carpet path. Flexible space sizes and lease terms. Desirable combination of open space and private offices. One restroom has a full shower.

PROPERTY HIGHLIGHTS

- Prime Location in Atlantic Beach
- Spacious Floor Plan
- Proximity to Major Highways and Thoroughfares
- Versatile Space Suiting Various Businesses
- Close to Numerous Retailers and Dining Options
- Strong Demographics

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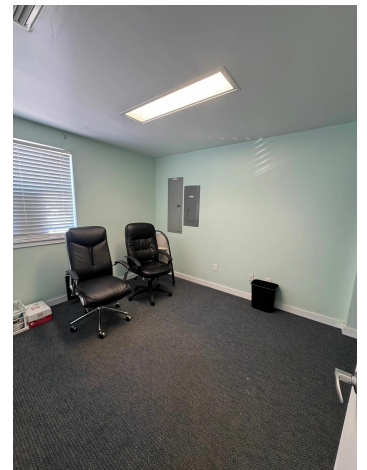
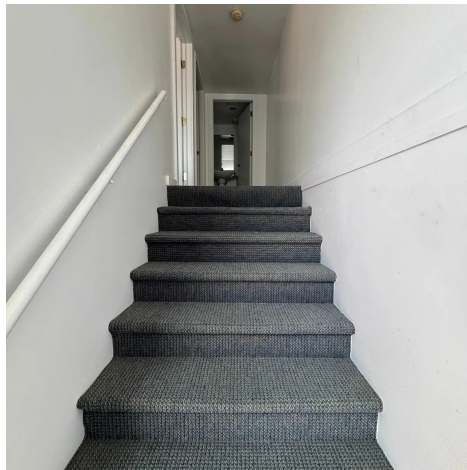
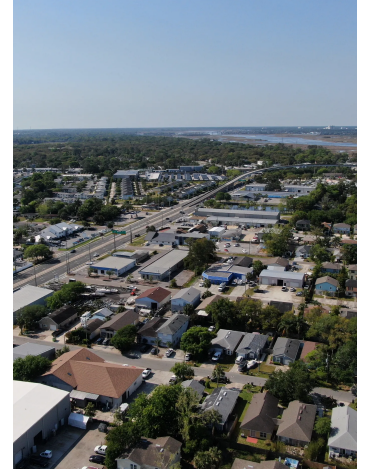
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,809	3,976	10,072
Average Age	40	40	42
Average Age (Male)	39	39	41
Average Age (Female)	41	41	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	783	1,724	4,376
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$96,179	\$99,466	\$113,811
Average House Value	\$487,193	\$468,918	\$515,322

2020 American Community Survey (ACS)

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