

An aerial photograph of a city block in Jacksonville Beach, Florida. The image shows a grid of streets with various buildings, including residential houses and larger commercial or institutional structures. A specific parcel is highlighted with a red outline, indicating the focus of the redevelopment project. The background is a dark blue gradient that serves as a backdrop for the text.

REDEVELOPMENT PROJECT

FOUR PARCEL ASSEMBLAGE

434 N 3RD ST, JACKSONVILLE BEACH, FL 32250

CALL FOR PRICING



Property Overview



LICENSED REAL ESTATE BROKER



**MIXED USE
REDEVELOPMENT**



0.72 ACRES



ZONING: JC-1



JAX BEACH

A rare four-parcel assemblage at a signalized, high-visibility corner in the heart of Jacksonville Beach — steps from the Pier and Seawalk Pavilion along one of Northeast Florida's most active tourism and retail corridors. The 0.72-acre site currently generates income from 9 multifamily and one retail unit, with all leases expiring year-end, providing cash flow through the entitlement process. An adjacent parcel under separate ownership is available to expand the assemblage to a full half-block. At 35,000 VPD on a lighted intersection, this is a developer's blank canvas in a market with sustained momentum in lodging, dining, and mixed-use.



FOR SALE

434 N 3RD ST, JACKSONVILLE BEACH, FL 32250

Property Highlights



LICENSED REAL ESTATE BROKER

- REDEVELOPMENT SITE LOCATED AT SIGNALIZED INTERSECTION OF 3RD ST (A1A) & 4TH AVE N
- FOUR PROPERTIES SOLD TOGETHER
 - 434 N 3RD ST (RETAIL/RESIDENTIAL)
 - 302 N 4TH AVE (TRIPLEX)
 - 308 N 4TH AVE (TRIPLEX)
 - 310 N 4TH AVE (TRIPLEX)
- 10 UNITS TOTAL CONSISTING OF THREE TRIPLEXES AND ONE RESIDENTIAL/MIXED USE RETAIL PROPERTY
- TOTAL 0.72 ACRES



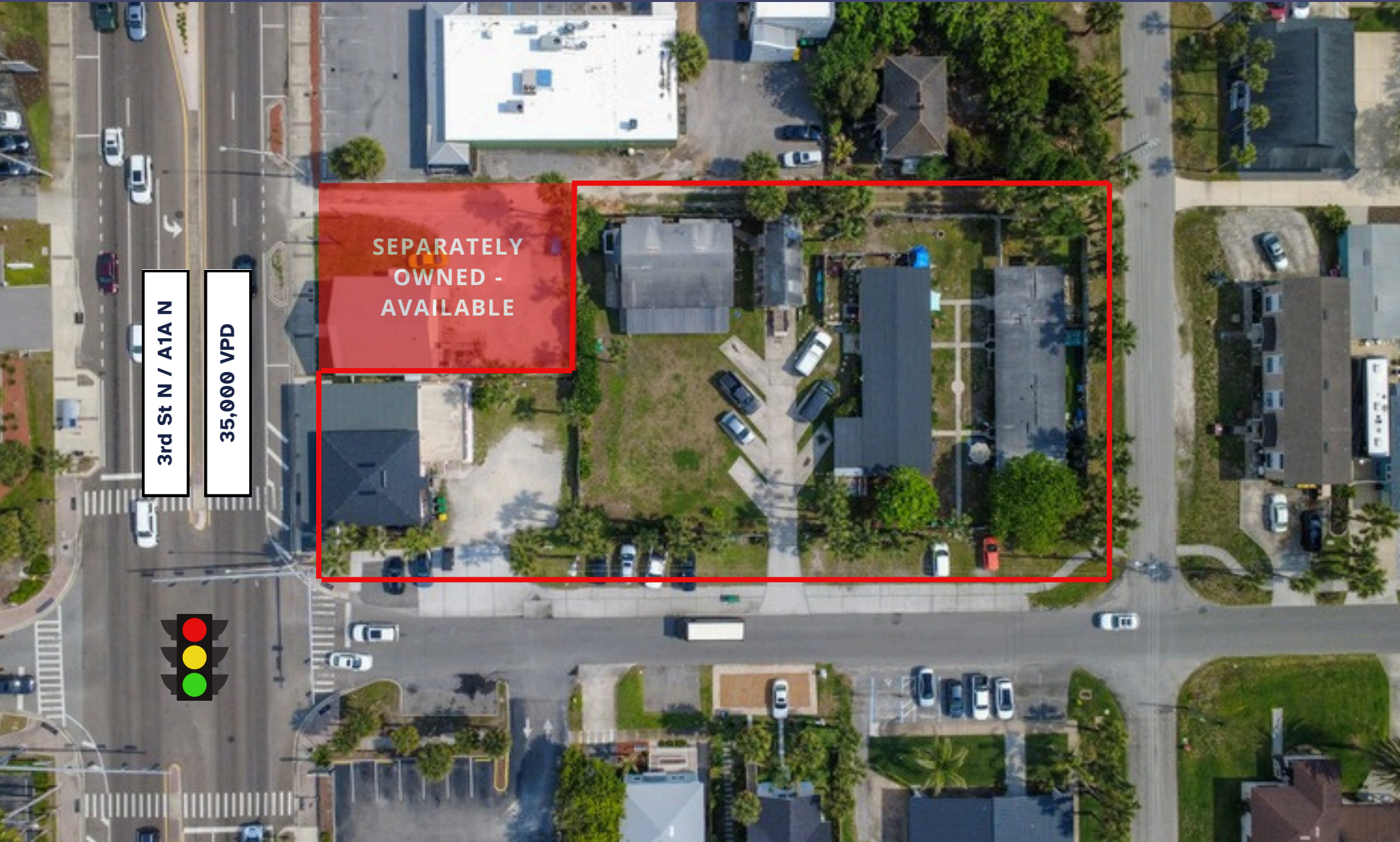
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Aerial Photo



LICENSED REAL ESTATE BROKER



SEPARATELY
OWNED -
AVAILABLE

3rd St N / A1A N

35,000 VPD



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Aerial Map



LICENSED REAL ESTATE BROKER



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Aerial Map



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