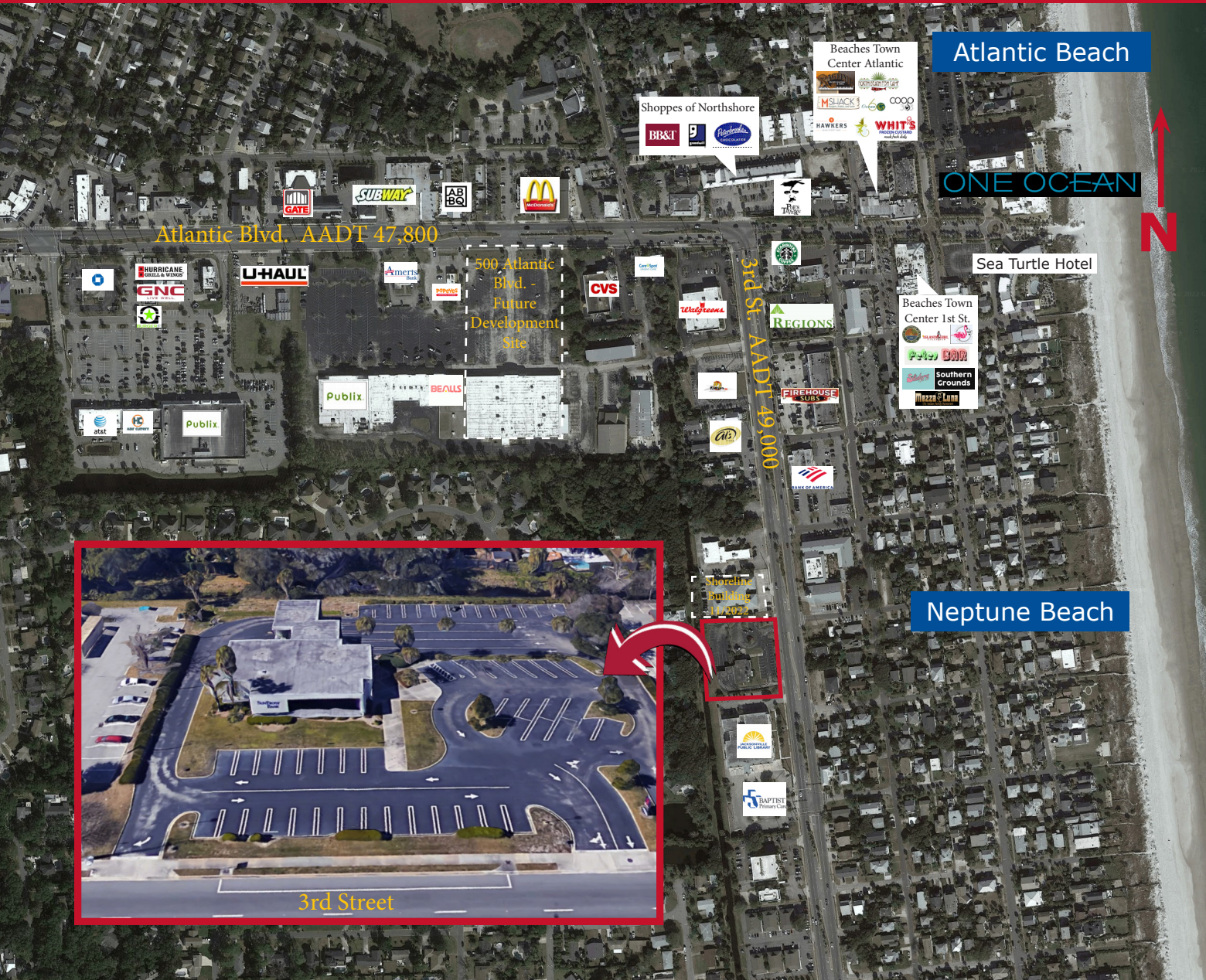


GROUND LEASE OR JOINT-VENTURE OPPORTUNITY

1.5 Acre Neptune Beach Development Site 500 3rd St., Neptune Beach, FL 32266



- Land: +/-64,800 SF (1.49 Acres)
- Former Bank Building: +/-3,814 SF
- Zoning: NC-1
- Parcel ID: RE 172912-0050
- 270' Frontage on 3rd St.
- Utilities: Beaches Energy
- Deed restriction prohibits financial services
- Premium location adjacent to Atlantic and Neptune Beach Town Center



For More
Information:

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OR

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Client First through Service, Knowledge and Integrity

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

Survey

Demographics



2026 Demographics	
Estimated Population	1 Mile: 8,785 3 Mile: 44,787 5 Mile: 111,137
Average HH Income	1 Mile: \$197,586 3 Mile: \$176,828 5 Mile: \$173,742
Daytime Total Employees	1 Mile: 5,372 3 Mile: 22,731 5 Mile: 44,137
Median Age	1 Mile: 44.3 3 Mile: 42.9 5 Mile: 40.3
Secondary Education	1 Mile: 81.9% 3 Mile: 76.3% 5 Mile: 75.2%

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