

NEPTUNE BEACH
OFFICES
FOR LEASE

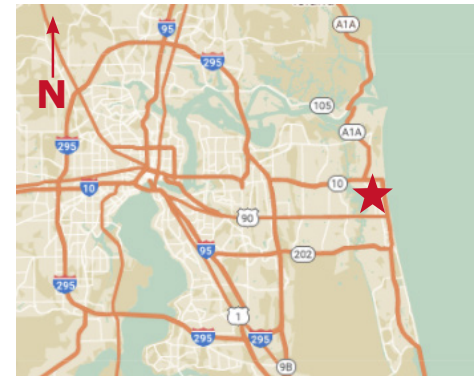
Ocean Office Plaza

302 3rd Street, Neptune Beach, FL 32266



Available Spaces:

- Suites 5/7: \$4,400/Month
+/-1,750 SF - (demisable to 825 SF)
- Suites 6/8: \$4,700/Month +/-1,900 SF
- Tenant responsible for utilities and janitorial
- Available Immediately
- Zoning: C1 - office, medical, professional
- Rare beachside offices on 3rd St. with efficient floorplans. Spaces are currently configured for single tenant use but could be demised to accommodate two smaller tenants
- Parking Ratio: 5/1000SF
- Located on A1A in Neptune Beach close to residential, retail, and walking distance to the Atlantic Beach Town Center



2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	9,214	44,599	110,570
Average HH Income	\$197,562	\$176,608	\$173,167
Daytime Total Employees	5,176	22,664	43,990



STRATEGIC SITES
Clifford Commercial

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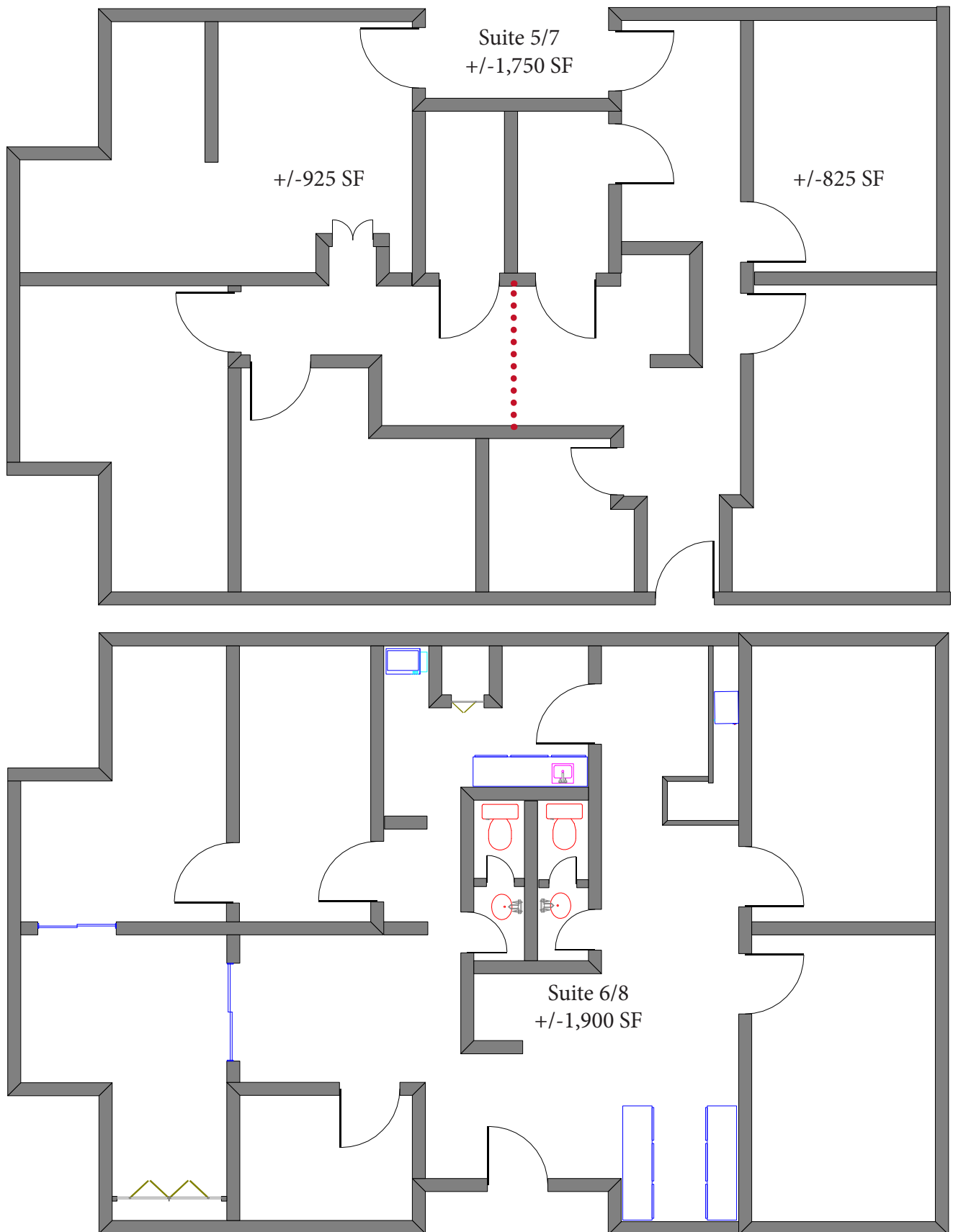
For Additional
Information Contact:

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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Floor Plans

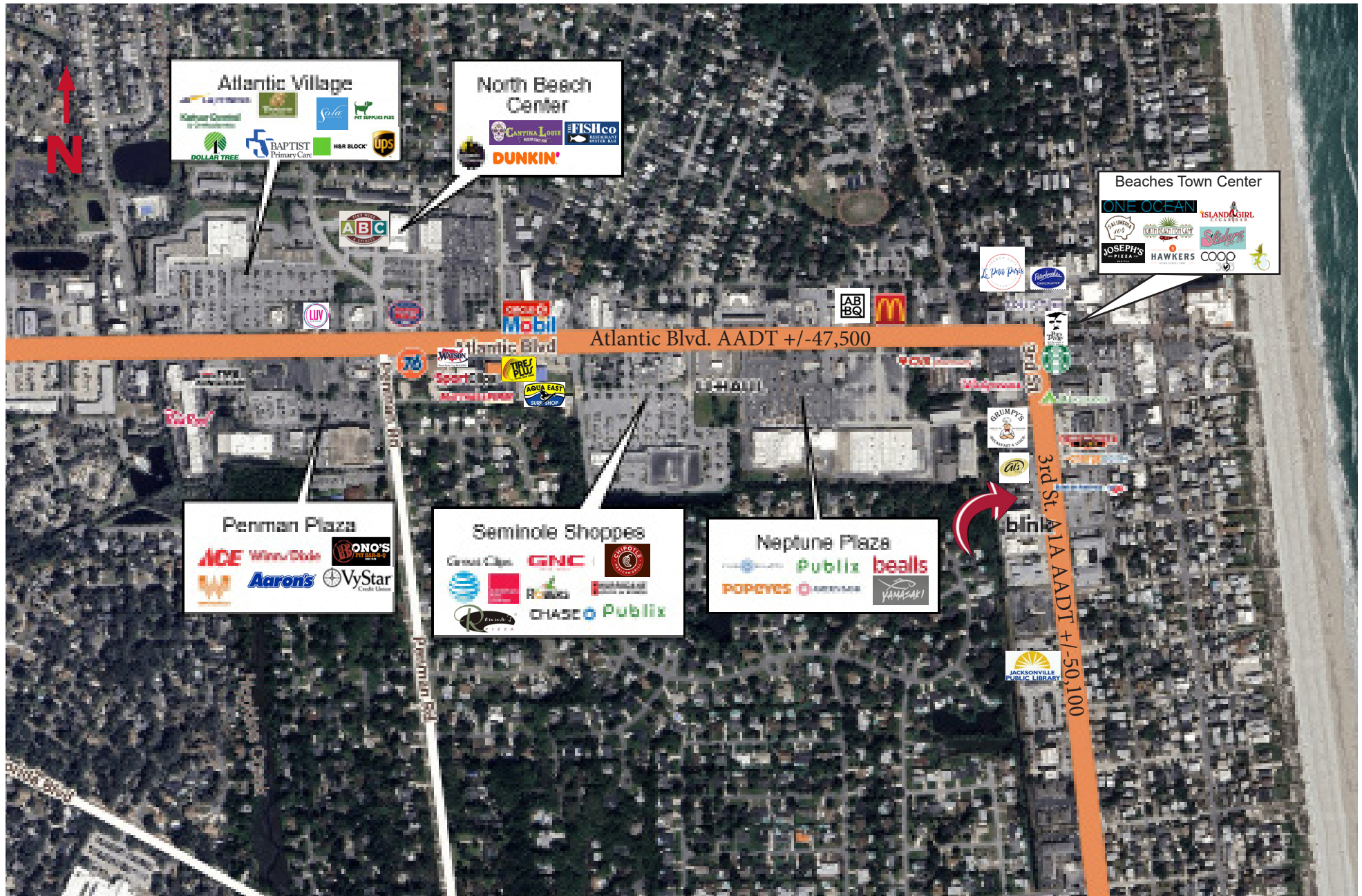


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Aerial



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