

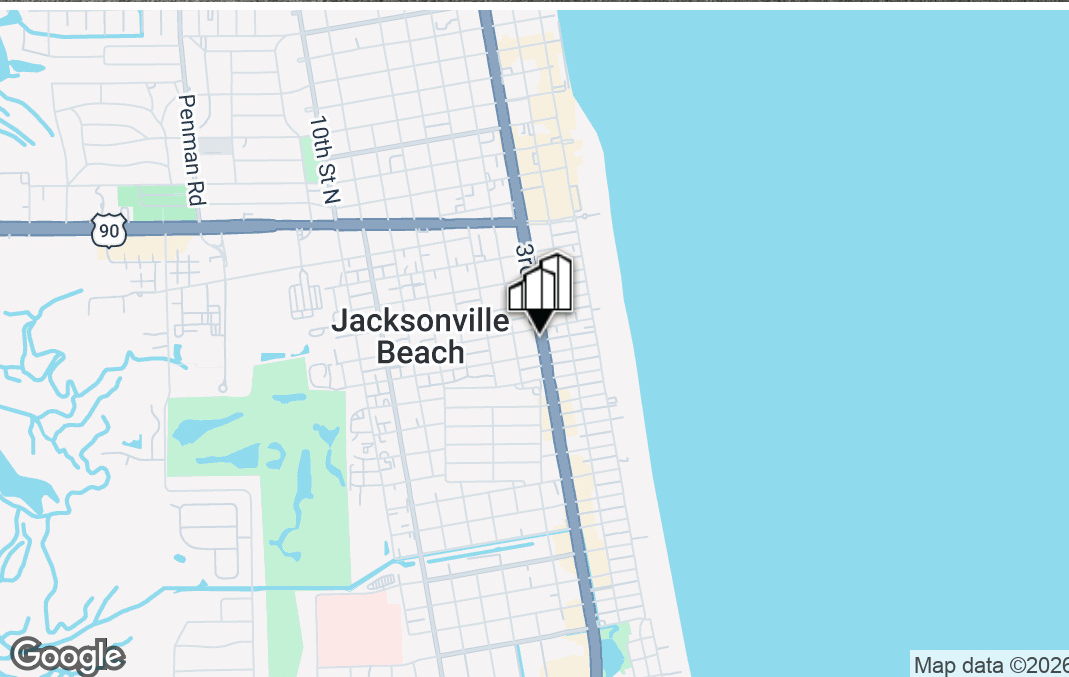
RETAIL/OFFICE FOR LEASE

416 3RD ST S # 101

JACKSONVILLE BEACH, FL 32250



PRIMEREALTY



Map data ©2026

For More Information:

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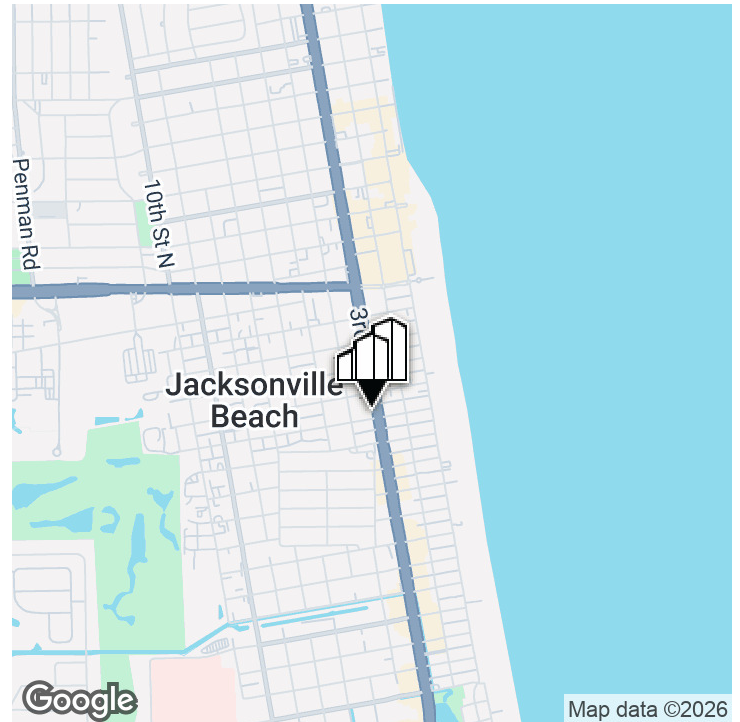
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4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

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.

Jacksonville Beach, FL 32250



OFFERING SUMMARY

Lease Rate:	\$40.00 SF/yr (MG)
Available SF:	767 SF
Number of Units:	1
Year Built:	1973
Zoning:	C-1

PROPERTY OVERVIEW

Retail/Office Space located on the corner of 3rd St S and 5th Ave S, The Property is located in the heart of Jacksonville Beach. Located minutes from Beach Boulevard and JTB, this is a unique opportunity for a retailer or office user to be fronted directly on 3rd St in Jacksonville Beach (37,000 VPD) surrounded by an abundance of retail and restaurants.

PROPERTY HIGHLIGHTS

- Prime Location in Jacksonville Beach just south of Beach Blvd
- Space fully built out as standard retail space
- Flexible zoning for retail or office users
- Directly fronted on 3rd St S (37,000 VPD) with signage available
- Walking distance to retail and restaurants

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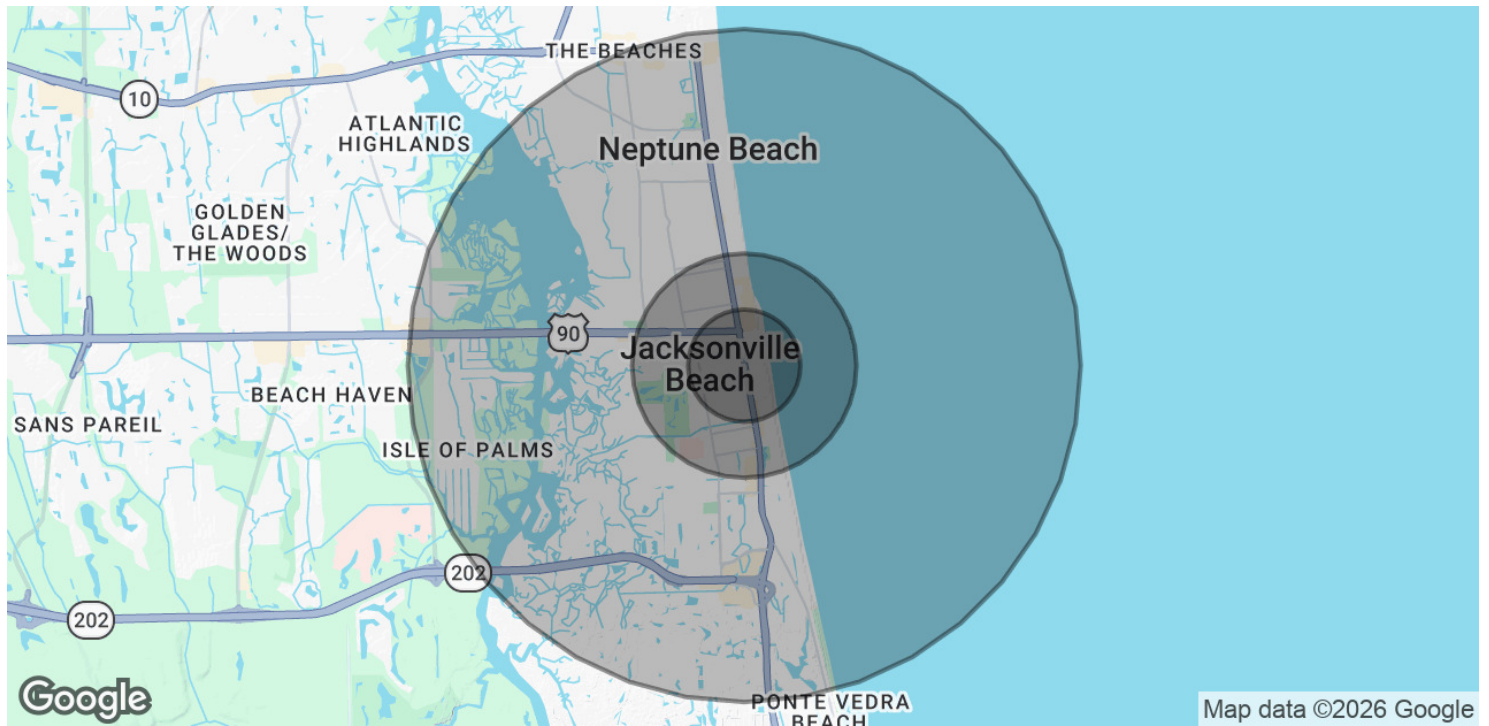
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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	3,589	9,241	41,678
Average Age	45	44	44
Average Age (Male)	43	43	43
Average Age (Female)	47	45	45
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	1,930	4,770	19,438
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$112,168	\$129,350	\$146,876
Average House Value	\$696,129	\$634,587	\$703,706

Demographics data derived from AlphaMap

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