

3RD ST CORNER



15393 Rd. St. S

Jacksonville Beach, FL 32250



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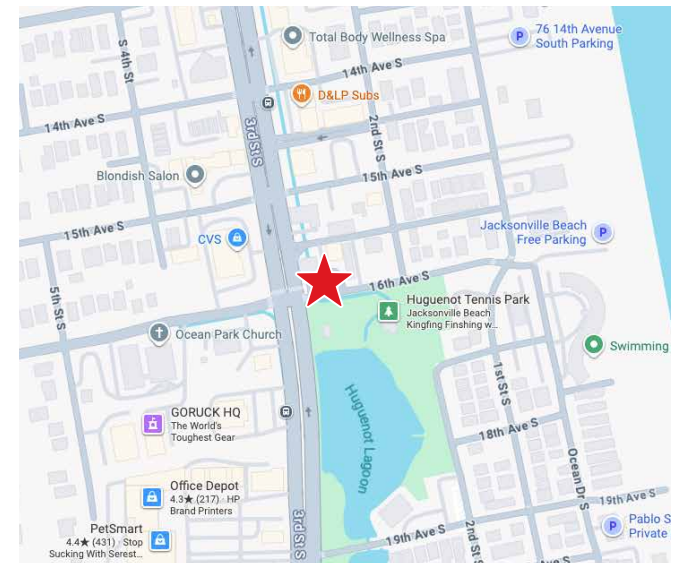


LOCATION OVERVIEW

Take immediate advantage of the booming and affluent Jacksonville Beach sub-market surrounding this hard corner retail/restaurant/medical property at 3rd St Corner.

With its unparalleled visibility and strong traffic counts, the area is a prime destination for retail and freestanding building tenants. Situated in close proximity to popular attractions such as Whole Foods, Beaches Town Center, Jacksonville Beach Pier, and the bustling Ocean Boulevard, this prime location offers a rare opportunity for pad users and standard retail tenants alike to capitalize on the area's high foot traffic and strong consumer base.

The nearby upscale dining options, boutique shops, and eclectic entertainment venues further enhance the appeal of this dynamic market, making it the perfect setting for retailers seeking to establish a prominent presence at a fully accessible lighted intersection.



PROPERTY OVERVIEW

Introducing the full access pad at 1539 3rd St S, a prime hard corner site offering a perfect **pad-ready redevelopment opportunity** for a bank, QSR, credit union, medical practice, or other string retail/restaurant pad users seeking a strategic location at the lighted intersection of **3rd St S** and **16th Avenue** in Jacksonville Beach, FL.

The property boasts a high-traffic location with unparalleled visibility to the affluent local traffic. making it an ideal choice for adaptive reuse with the existing building infrastructure or a national brand seeking to capitalize on the location. This versatile **.429 net usable pad** sits perfectly suited for a wide range of users seeking a requirement in the market.

Don't miss the chance to elevate your brand presence and sales at this dynamic and highly visible corner location. With strong demographics, exceptional traffic exposure, and versatile redevelopment potential, this site presents a rare opportunity to establish a flagship presence in one of Jacksonville Beach's most desirable commercial corridors.

PROPERTY HIGHLIGHTS

- Hard Corner Fully Access Pad For Lease
- BTS, Ground Lease, or Space Lease opportunities
- 37,000 ADT
- Lighted Intersection at Hard corner
- Bank, QSR, Credit Union, Gas Station, Medical, or retail/restaurant
- As-is former Gas Station or Pad Ready Delivery
- Seeking National or Regional Brands
- NNN Lease Structure

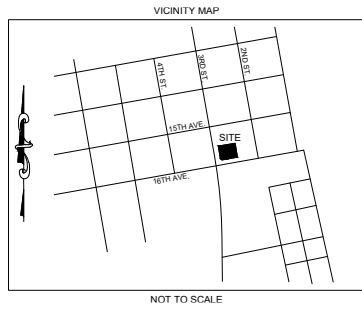


OFFERING SUMMARY

Lease Rate	Contact Broker for Rates and Structure
Existing BLDG SF	2,699 SF
Pad Size	.429 AC
Use	Bank, QSR, Retail, Medical, and Restaurant
Number of Pads	1
Location	Full Access Hard Corner
Zoning	C-1
Market	Jacksonville
Submarket	Jacksonville Beach
Traffic Count	37,000



FOUND MAG NAIL AND DISK
INSCRIBED "LB 3604"

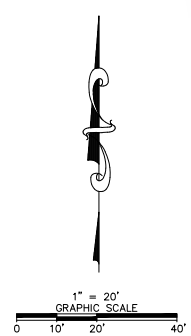
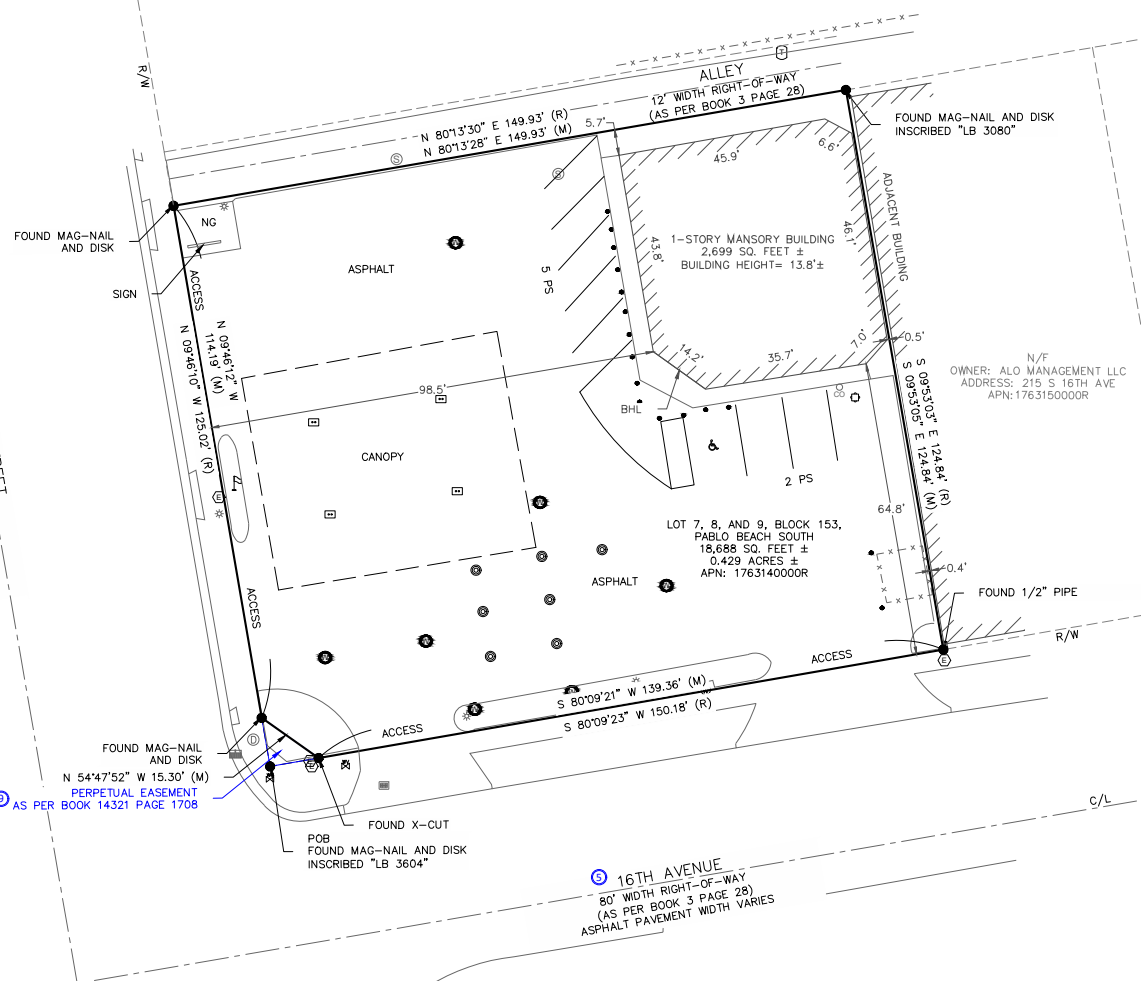


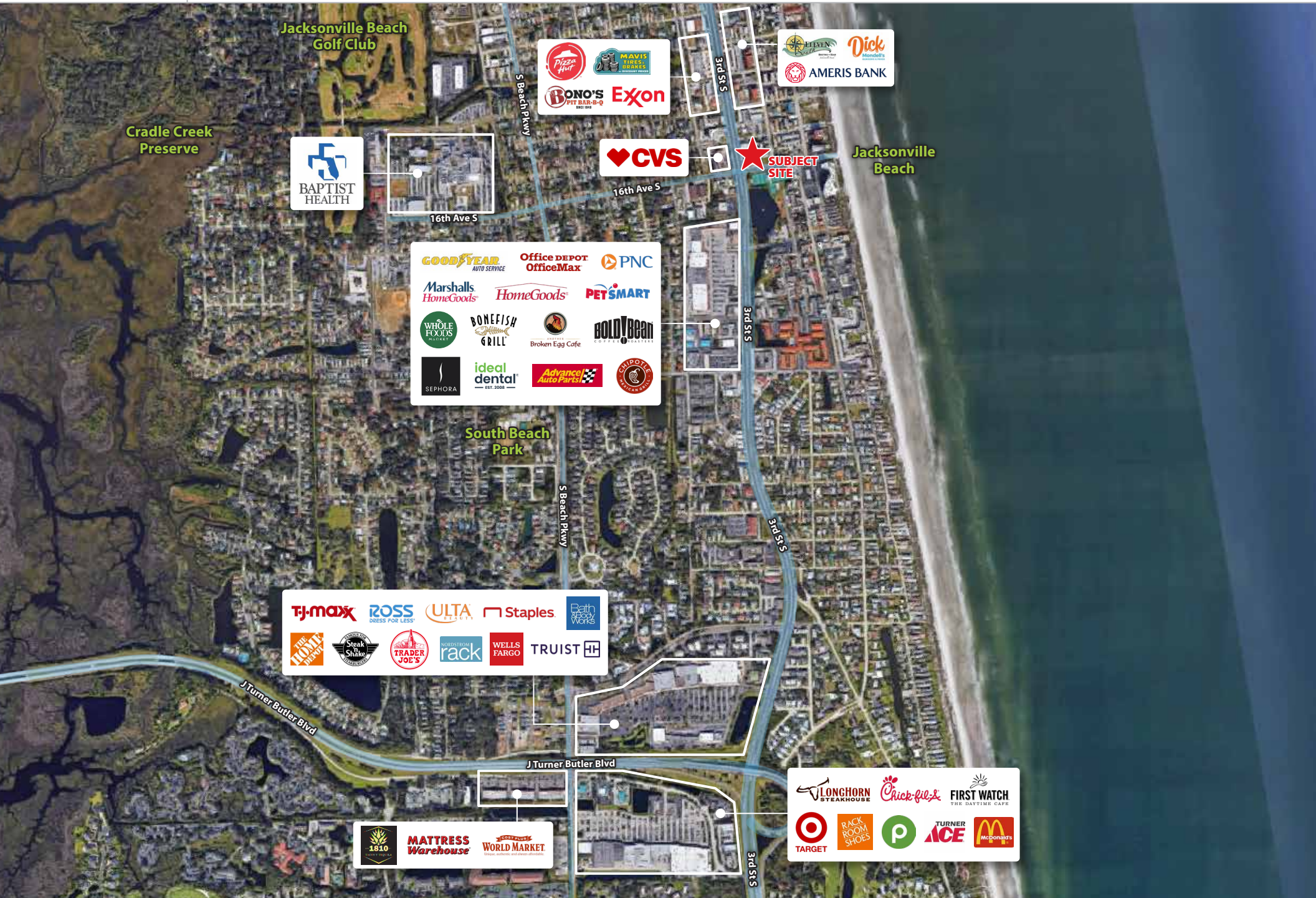
Zoning Information		
STATUS	PROPERTY IS CURRENTLY ZONED:	STATUS
ITEM	REQUIRED	OBSERVED
PERMITTED USE	N/A	COMMERCIAL
MIN. LOT AREA	N/A	18,688'
MIN. FRONTAGE	N/A	N/A
MAX. BLDG COVERAGE	N/A	2,699'
MIN. SETBACKS FRONT	N/A	98.5'
MIN. SETBACKS SIDE	N/A	0.5'
MIN. SETBACKS REAR	N/A	5.7'
MAX BUILDING HEIGHT	N/A	13.8'
PARKING REGULAR	N/A	7
PARKING HANDICAP	N/A	1
PARKING TOTAL	N/A	8

Notes:

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- - - CENTERLINE OF ROAD
- · - · UTILITY EASEMENT
- * LIGHT POLE
- ⊕ STORM MANHOLE
- ⊗ DRAIN GRATE
- ⊕ SANITARY MANHOLE
- BOLLARD
- ⊕ FUEL PORT
- ⊕ ELECTRIC BOX
- ⊕ WATER VALVE
- ⊕ WELLHEAD/ WELL
- ⊕ ELECTRIC VAULT
- NG NATURAL GROUND
- POB POINT OF COMMENCEMENT
- BHL BUILDING HEIGHT LOCATION
- C/L CENTERLINE OF ROAD
- R/W RIGHT-OF-WAY
- (M) FIELD MEASUREMENT
- (R) RECORDED MEASUREMENT
- N/F NOW OR FORMERLY SIGN
- ♿ HANDICAP SPACE
- ⊕ FLAGPOLE
- ⊕ FUEL PUMP
- ⊕ CLEANOUT
- ⊕ CURB STORM INLET





Jacksonville Beach Golf Club

Cradle Creek Preserve

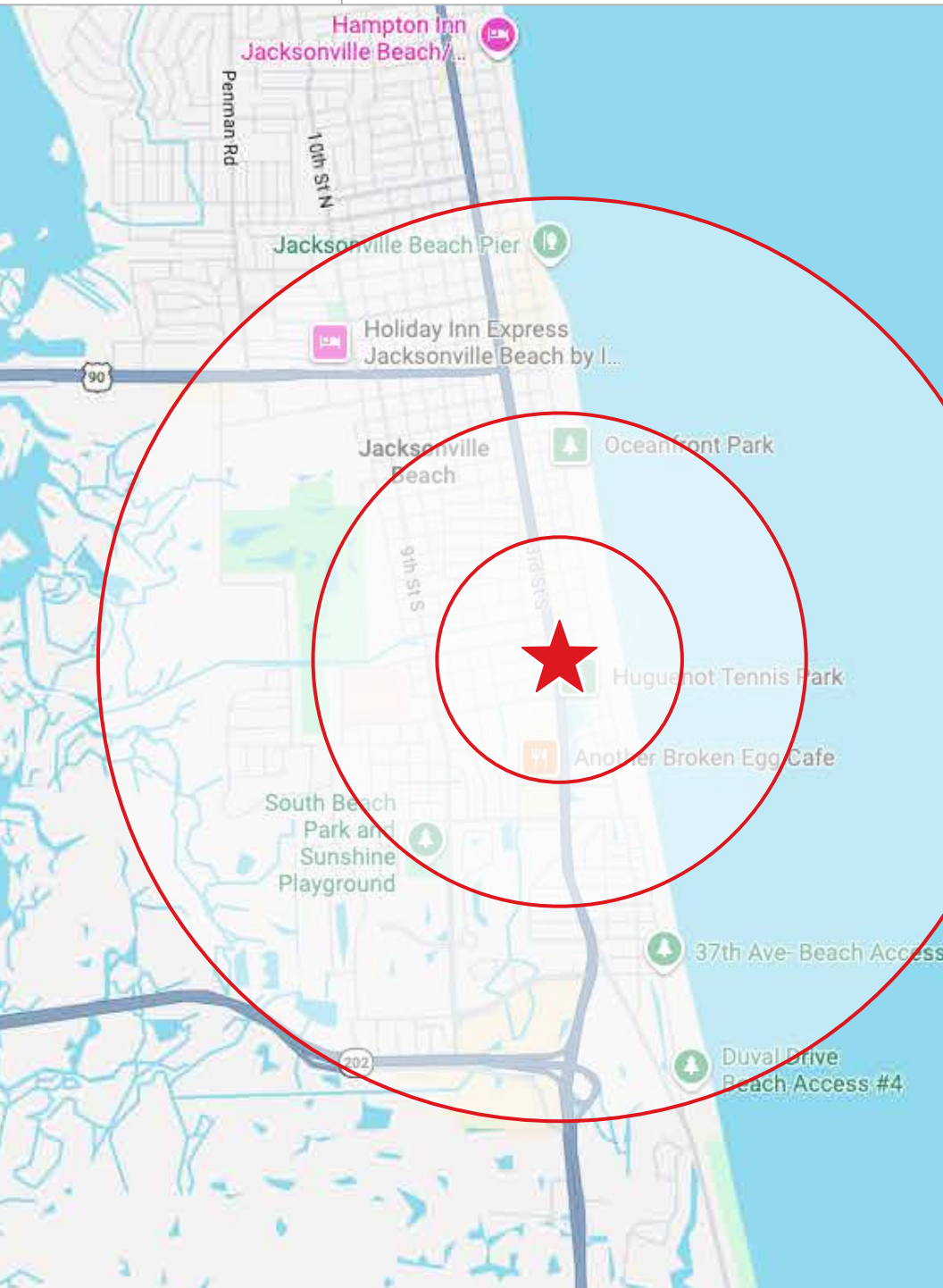
Jacksonville Beach

South Beach Park

TJ-maxx | **ROSS** DRESS FOR LESS | **ULTA** BEAUTY | **Staples** | **Bath & Body Works**
THE HOME DEPOT | **Steak 'n Shake** | **TRADER JOE'S** | **rack** | **WELLS FARGO** | **TRUIST**

MATTRESS Warehouse | **WORLD MARKET**

LONGHORN STEAKHOUSE | **Chick-fil-A** | **FIRST WATCH** THE DAYTIME CAFE
TARGET | **RACK ROOM SHOES** | **p** | **TURNER ACE** | **McDonald's**



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,072	8,806	14,752
Average Age	41.9	43.4	43.5
Average Age (Male)	45.3	44.2	44.8
Average Age (Female)	43.7	45.1	44.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,649	4,234	6,914
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$150,176	\$160,412	\$168,688
Average House Value	\$544,814	\$598,470	\$638,504

TRAFFIC COUNTS

3rd St and 16th Avenue	37,000/day
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2023 American Community Survey (ACS)





OUR TEAM

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