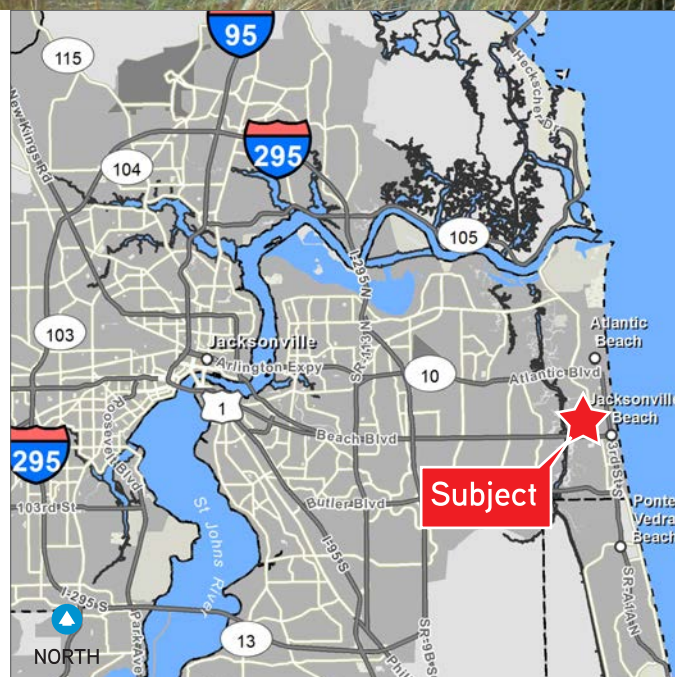


Urbana Retail Center

16,643± SF SHOPPING CENTER



- › Suite 101: 4,536± SF of restaurant space can be reduced to 3,000± SF leaving Suite 102 with 1,500± SF of retail space
- › Marquee location in the heart of the Jacksonville Beach retail/restaurant/business district
- › Equipped with a grease trap, hood and walk-in cooler
- › Anchor tenants: The Blind Rabbit Tavern, Rainbow Shades and Jax Spice Indian restaurant
- › Unique rooftop parking for center's customers along with additional street parking
- › Within walking distance from the Jacksonville Beach Pier and the Amphitheater
- › Excellent visibility with high traffic
- › Outside courtyard available
- › CAM/Operating Expenses: \$6.50/SF
- › Asking Rate: \$22.00/SF NNN



5987

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Aerial

311 3RD ST. NORTH, JACKSONVILLE BEACH, FL 32250



Demographics	1 Mile	3 Mile	5 Mile
Population Estimated 2017	9,366	43,627	98,704
Population Estimated 2022	9,939	46,280	105,410
2017 Average Household Income	\$72,182	\$89,528	\$94,694

Source: Esri Business Analyst Online

Traffic Count	Daily	Trucks
Third (3rd) St	34,000	680
Beach Blvd	23,000	368

Source: Florida Department of Transportation (FDOT)

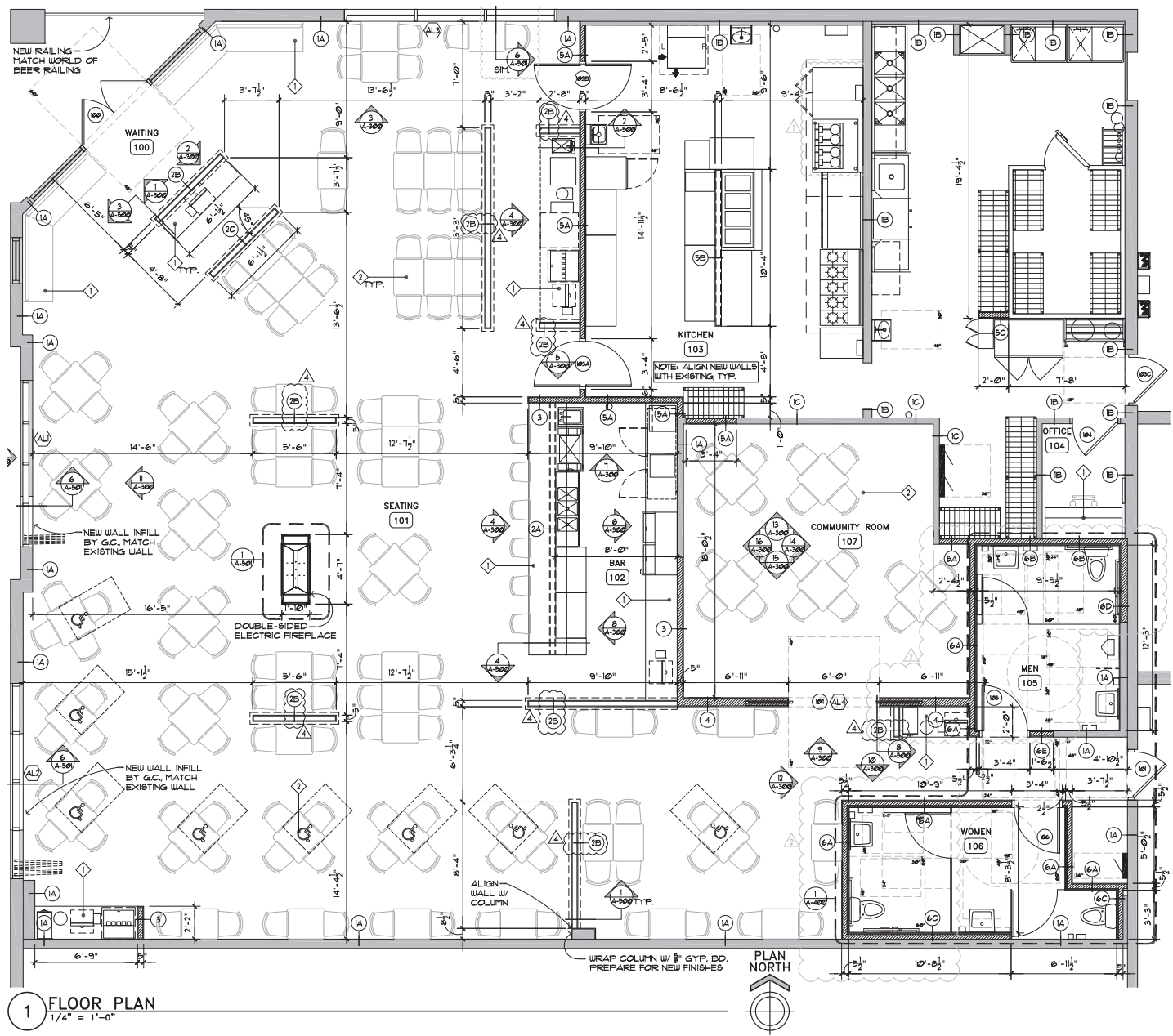
Site Plan

311 3RD ST. NORTH, JACKSONVILLE BEACH, FL 32250



Floor Plan

311 3RD ST. NORTH, JACKSONVILLE BEACH, FL 32250



FOR LEASE > RETAIL

Property Photos

311 3RD ST. NORTH, JACKSONVILLE BEACH, FL 32250



FOR LEASE > RETAIL

Property Photos

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FOR LEASE > RETAIL

4,536± SF (divisible) Available

311 3RD ST. NORTH, JACKSONVILLE BEACH, FL 32250



Please contact us to see this property

Contact Us

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