

FOR LEASE > RETAIL/OFFICE



Northeast Florida

# Tradewinds Shopping Plaza

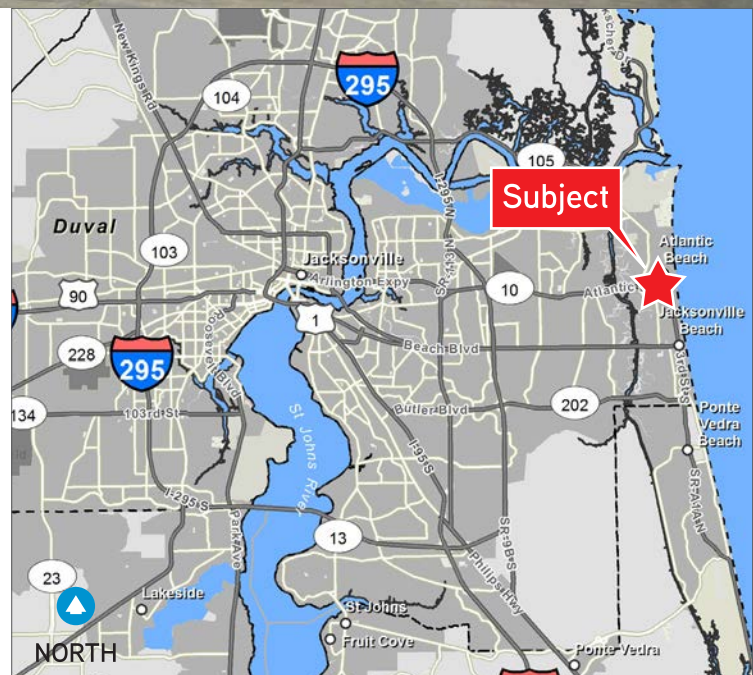
1505 ATLANTIC BLVD., NEPTUNE BEACH, FL 32266

3,240± SF AVAILABLE



## Property Features

- > 30,500± SF Retail/Office Plaza
- > Available Units:
  - Unit 19/1551: 1,900± SF
  - Unit 22/1561: 2,010± SF
- > Excellent visibility and exposure
- > Tenant Signage: above unit and on pylon (no charge)
- > Zoned: NC-2 (Commercial)
- > Plenty of parking with 5:1,000 SF ratio
- > Individually metered (water, sewer and electric)
- > Existing tenants: Tax Collectors, Wipe Out Restaurant, etc
- > Surrounded by large national retailers including: Winn-Dixie, LA Fitness, Publix, Ace Hardware and more
- > Operating Expenses/NNN: \$5.20/SF
- > Lease Rate: \$20.00/SF (NNN)



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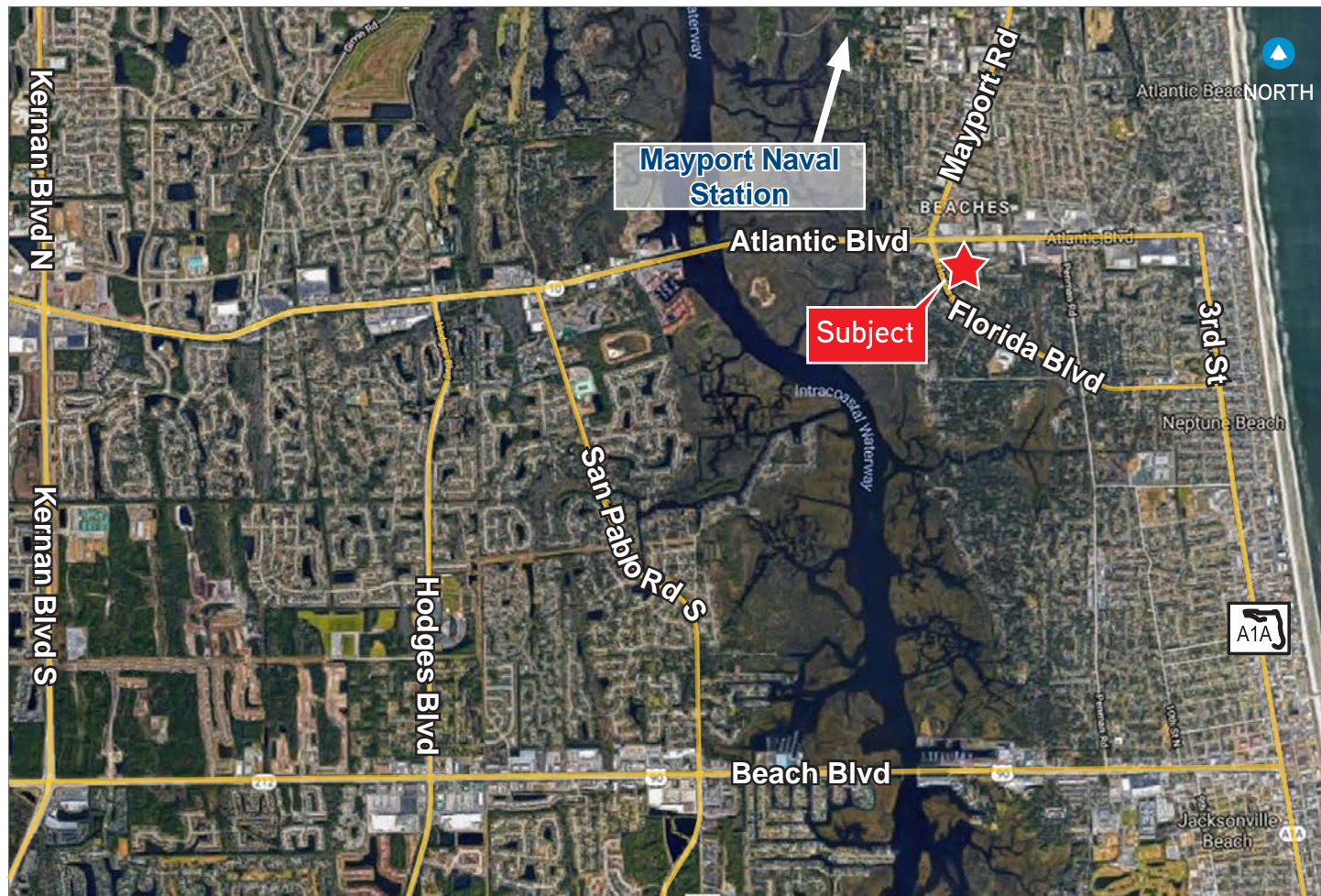
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# Area Overview

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Demographics	1 Mile	3 Mile	5 Mile
2022 Population Projection	10,843	61,556	132,933
2017 Population Estimate	10,346	58,277	125,426
2017 Est. Avg. HH Income	\$81,473	\$86,676	\$90,898

Source: Nielsen

Traffic Count	Daily
Atlantic Boulevard	36,500±
Mayport Road (A1A)	27,300±

Source: Florida Department of Transportation (FDOT)





# Aerial

This aerial map illustrates the commercial landscape around the Tradewinds Shopping Plaza, which is highlighted with a red outline and labeled as the 'Subject'. The plaza is situated south of Atlantic Blvd, which is marked with a traffic volume of 36,500± vehicles/day. To the north of Atlantic Blvd, several businesses are visible, including Atlantic Beach KinderCare, Sals Marble and Tile, Atlantic Self Storage, Pier 1 Imports, Jiffy Lube, and Advance Auto Parts. To the south of Atlantic Blvd, other businesses include Day or Night Moves, AutoZone, Parsons Seafood, and Beaches Cut Hut. The map also shows surrounding residential areas, parking lots, and a north arrow in the bottom right corner.

Atlantic Beach KinderCare

Sals Marble and Tile

Atlantic Self Storage

Pier 1 Imports

Jiffy Lube

Advance Auto Parts

36,500± vehicles/day

Atlantic Blvd

Day or Night Moves

AutoZone

Parsons Seafood

Beaches Cut Hut

Tradewinds Shopping Plaza

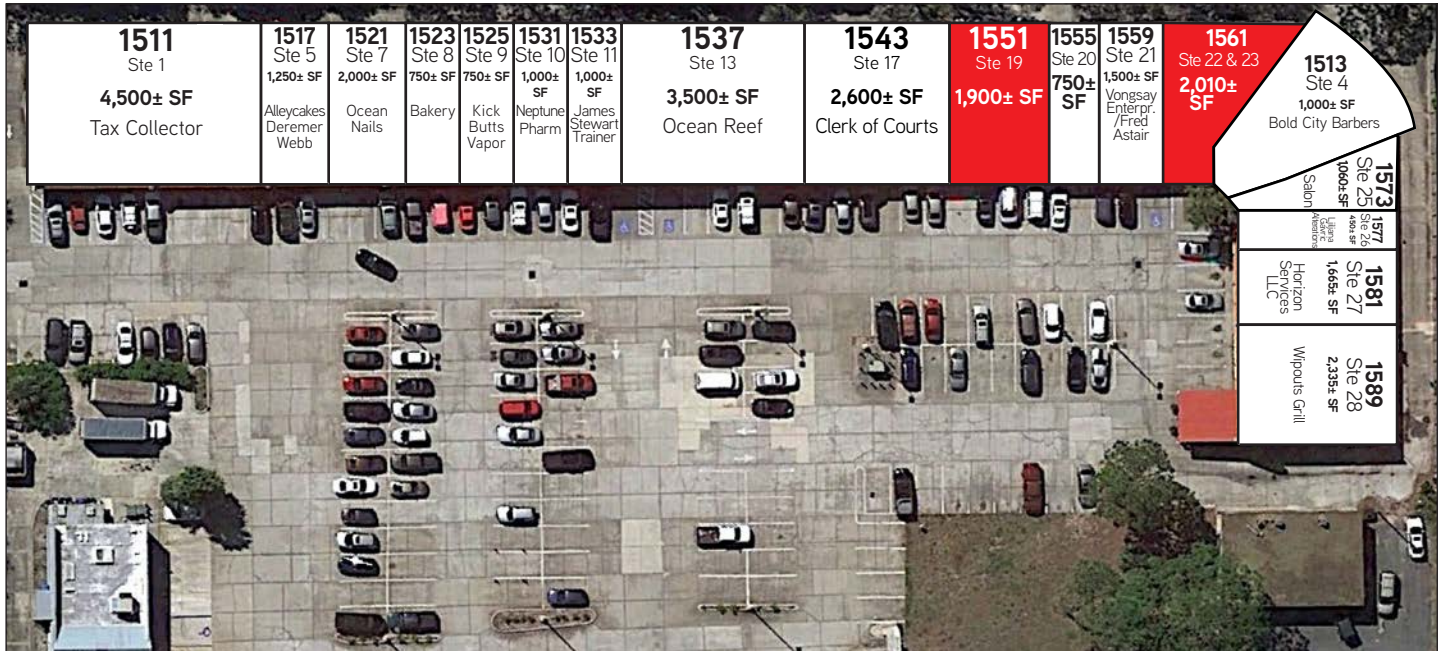
Subject

NORTH



# Site Plan and Available Units

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UNIT NUMBER	TENANT NUMBER	TENANT NAME	SPACE SIZE	AVAILABILITY
1511	1-4	Tax Collector	3,500± SF	Leased
1517	5	Alleycakes/Deremer/Webb	1,250± SF	Leased
1521	7	Ocean Nails	2,000± SF	Leased
1523	8	Bakery	750± SF	Leased
1525	9	Kick Butts Vapor LLC	750± SF	Leased
1531	10	Neptune Pharmacy	1,000± SF	Leased
1533	11	James Stewart Trainer	1,000± SF	Leased
1537	13	Ocean Reef	3,500± SF	Leased
1543	17	Clerk of Court	2,600± SF	Leased
<b>1551</b>	<b>19</b>	<b>Commercial Cleaners</b>	<b>1,900± SF</b>	<b>AVAILABLE</b>
1555	20	Leased	750± SF	Leased
1559	21	Vongsay Enterprises/Fred Astair	1,500± SF	Leased
<b>1565</b>	<b>22 &amp; 23</b>	<b>Vacant</b>	<b>2,010± SF</b>	<b>AVAILABLE</b>
1569	24	Bold City Barber	1,340± SF	Leased
1573	25	Salon	1,060± SF	Leased
1577	26	Ljiljana Gavric Alterations	450± SF	Leased
1581	27	Horizon Services LLC	1,665± SF	Leased
1589	28	Wipeouts Grill	2,335± SF	Leased

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# Property Photos

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Please contact us to see this property

## Contact Us

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