

For Sale

OCEANFRONT

221 N 1st Street
Jacksonville Beach, Florida

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Accelerating success.

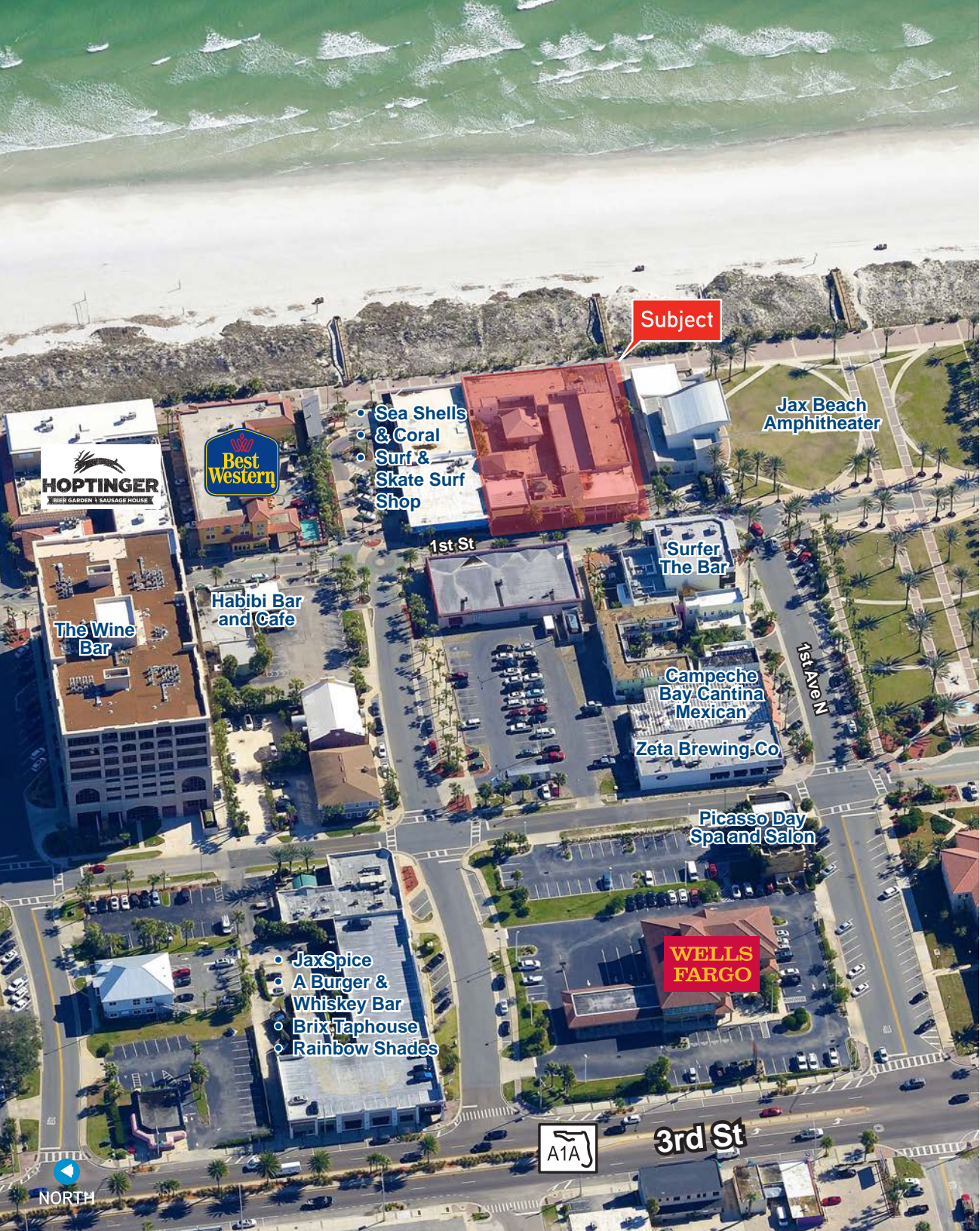
7188





LOCALS DOCK

Bill
Stevens



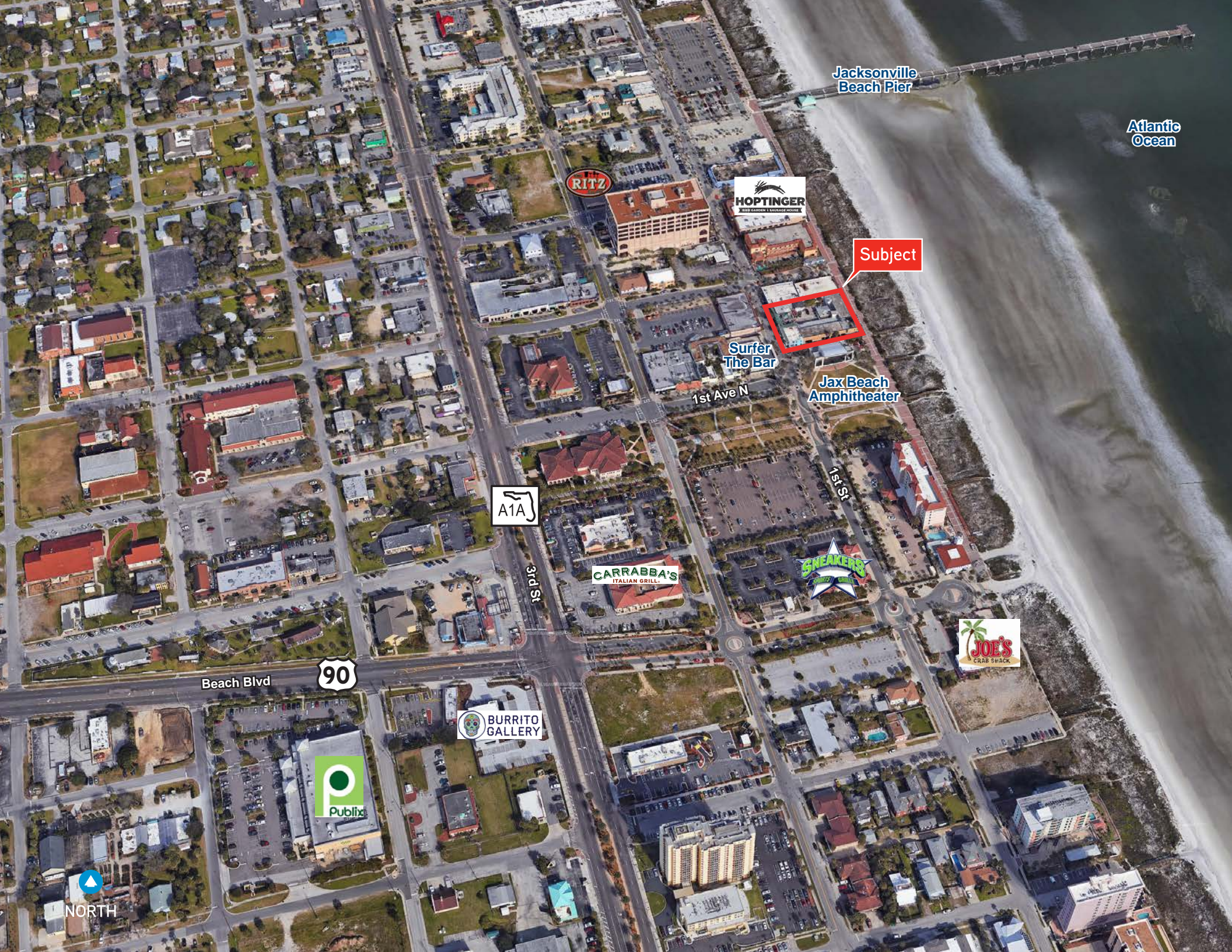
PROPERTY FEATURES

- > Ocean front property in the heart of the Jacksonville Beach entertainment and business district
- > Ideal opportunity for redevelopment or new development
- > Building size: 12,418± SF
- > Parcel size: 0.63± AC
- > Zoned: Jacksonville Beach Central Business District (JCBD)
- > Three (3) tenants currently in place generating \$162,000 in annual rent
- > Asking price: \$4,750,000

TRAFFIC COUNT

Street	Daily
1st St. N.	2,300
3rd St.	38,000
Beach Blvd.	23,000

Source: Florida Department of Transportation (FDOT)



Jacksonville
Beach Pier

Atlantic
Ocean

RITZ

HOPTINGER
RIB CANNON & SAUSAGE HOUSE

Subject

Surfer
The Bar

1st Ave N

Jax Beach
Amphitheater

1st St

A1A

3rd St

CARRABBA'S
ITALIAN GRILL

SNEAKERS
SPORTS CLOTHING

JOE'S
CRAB SHACK

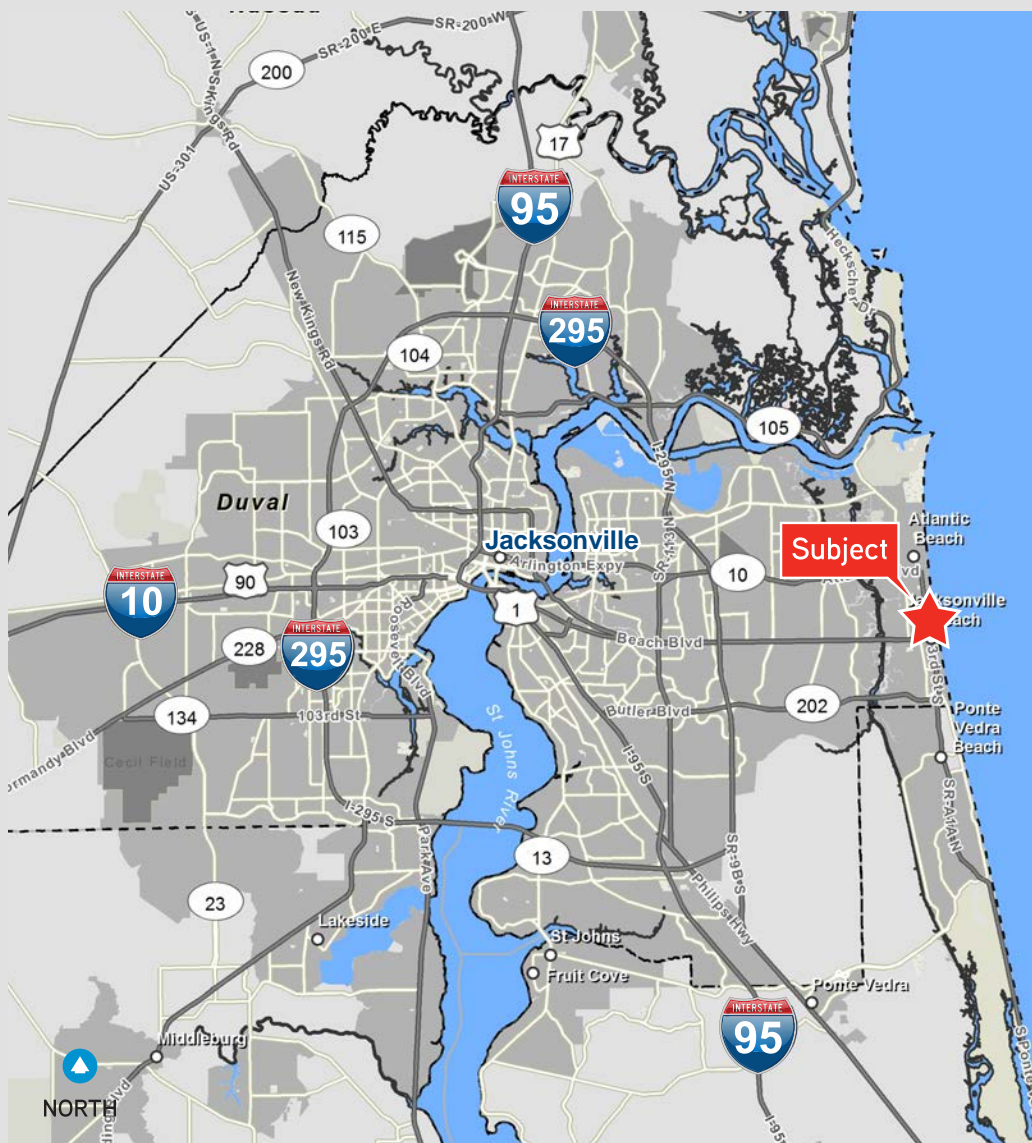
Beach Blvd

90

BURRITO
GALLERY

Publix

NORTH



JACKSONVILLE

Jacksonville continues to be one of the Southeast's fastest growing cities. Many global companies continue to establish operations in our area and are taking advantage of our talented workforce, low business costs and pro-business climate. High profile retailers such as IKEA, Nordstrom, Top Golf and Bass Pro Shops have also recognized Jacksonville as a competitive location and have opened or are opening operations around the region. With all of the synergy and a robust business environment the area is poised to continue this upward trajectory.



BEACH LIFE

Enjoy the waves at one of Jacksonville's busier beaches, which stretches along the coast for 4.1 miles. A boardwalk and a bevy of beach front restaurants and shops are also draws, so expect moderate crowds during spring and summer school breaks. Amenities: food and drink; lifeguards (seasonal); parking (no fee); showers; toilets. Best for: partiers; sunrise; surfing; swimming.

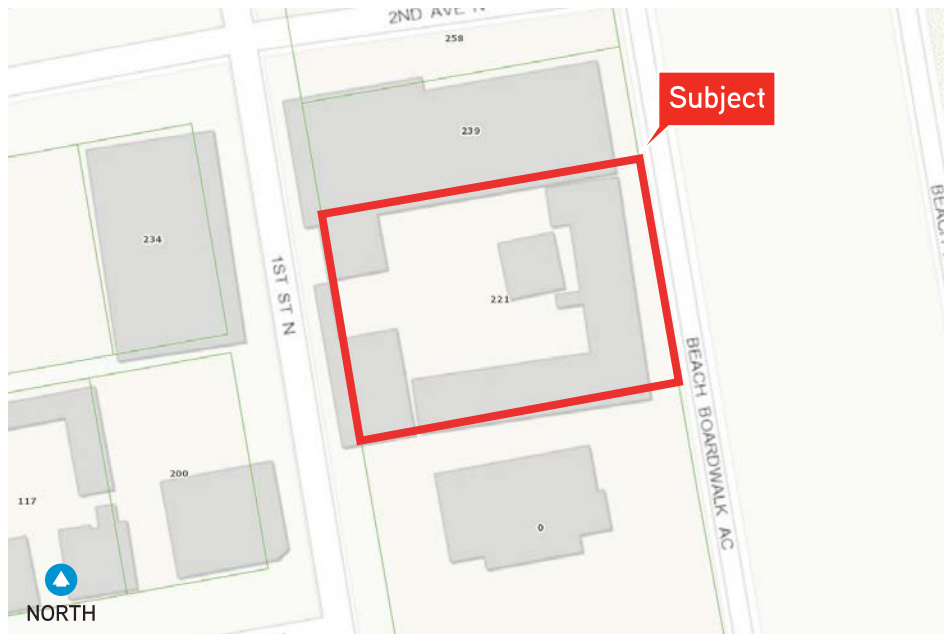
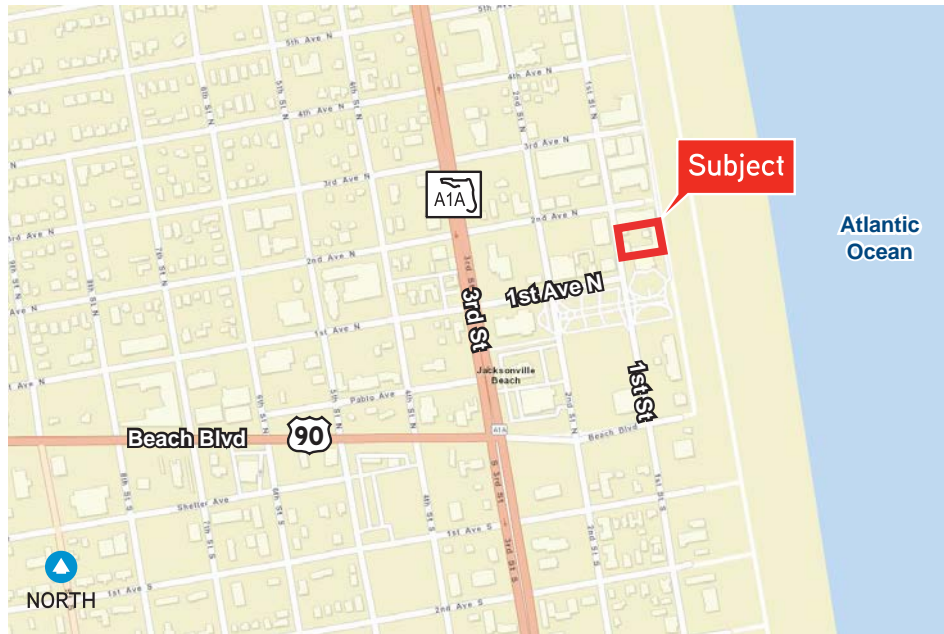
DUVAL COUNTY

Your company shouldn't have to choose between a low cost of living or a high-quality workplace; a consolidated government or business friendly climate; a vibrant downtown or miles of sandy beaches. In JAX, you get it all.

Duval means business. With assets including Cecil Commerce Center, Jacksonville International Airport, JAXPORT, multiple military bases and a growing downtown, there's space for your operations. Jacksonville has one of the lowest overall costs of living in Florida and the United States. Spanning more than 840 square miles, it is the largest city by land in the contiguous United States, the most populated city in Florida, and one of the most military-friendly cities in the country.



MAPS



DEMOGRAPHICS

Demographics	1 Mile	3 Mile	5 Mile
2017 Population Estimate	8,315	41,016	95,832
2022 Population Estimate	8,815	43,555	102,228
2017 Est. Households	4,134	18,972	41,979
2017 Est. Avg. HH Income	\$83,478	\$103,654	\$107,771

Source: Esri Business Analyst Online





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