

FOR LEASE > RETAIL

# Atlantic Beach Retail Plaza

1079 ATLANTIC BLVD, ATLANTIC BEACH, FL 32233

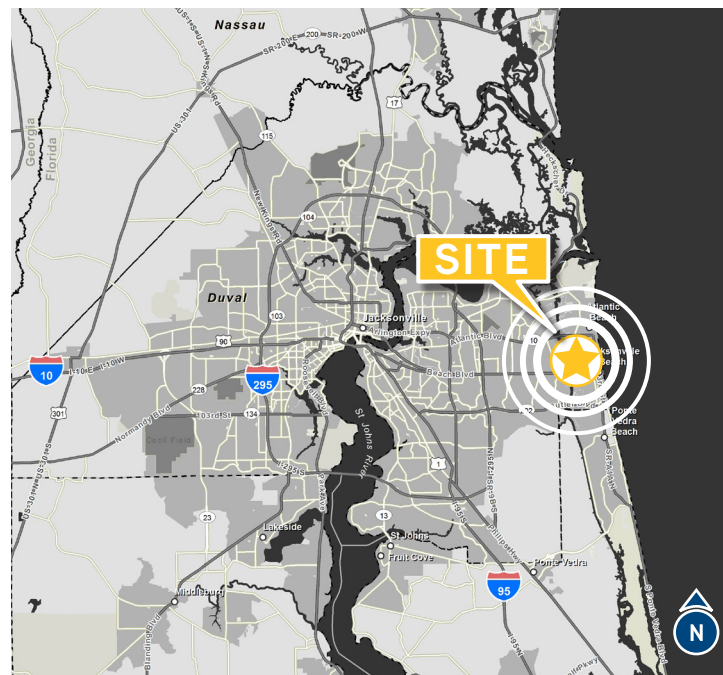


## Property Features

- > The property is a 10,560± SF strip center with a rear gated parking/storage area in Atlantic Beach
- > Public transportation stop located in front of center
- > Zoned for commercial use (ACG)
- > Just east of Mayport Road (A1A) and close proximity to 3rd St
- > Excellent visibility with 200' of frontage on Atlantic Blvd
- > Ample parking (front and rear)
- > Lease Rate: \$15.00/SF + utilities

## Available

- > Unit 1-2: 2,200± SF endcap consists of showroom, break area, two restrooms and multiple offices



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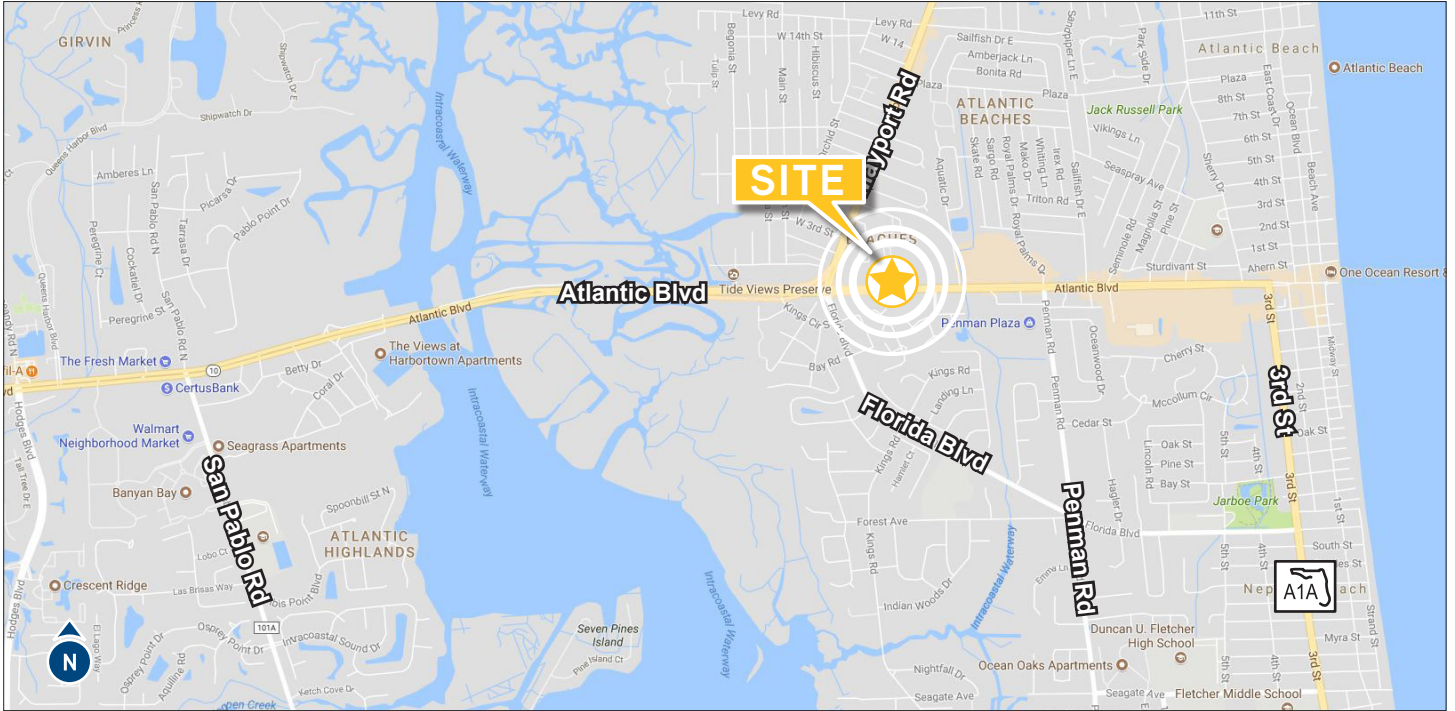
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## Street Map



Traffic Count	Daily	Trucks
Atlantic Blvd	34,500	789
Mayport Rd	27,400	1,210

Source: Florida Department of Transportation (FDOT)

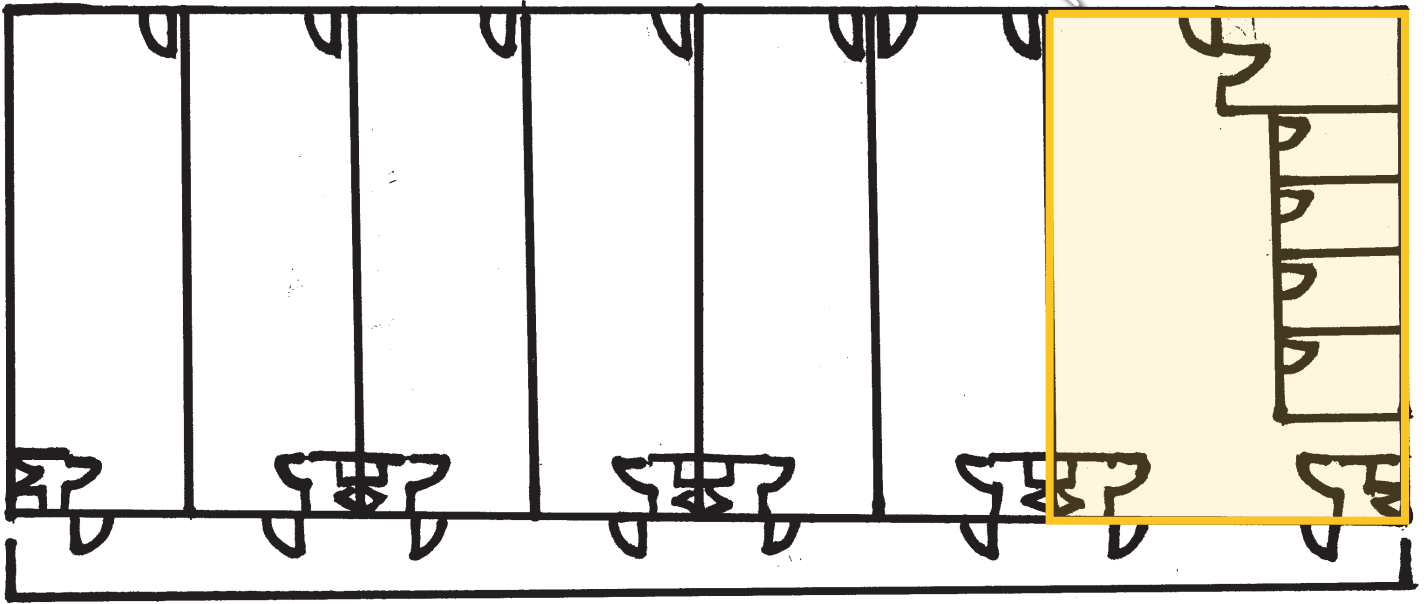
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## Property Floor Plan

SITE



Atlantic Blvd

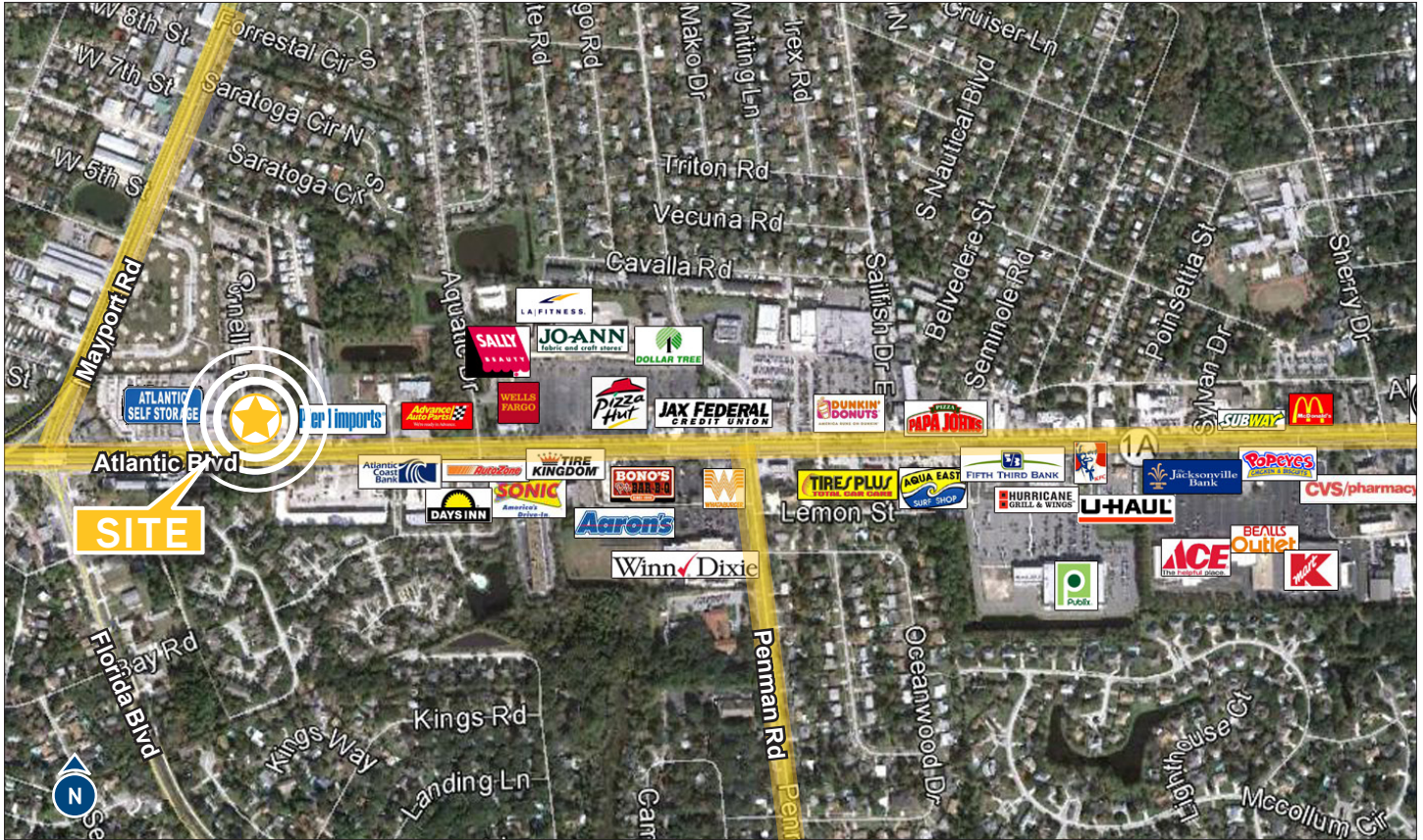
## Unit 1-2 Interior Photos



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Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2018	9,598	59,736	130,668
Pop. Est. 2023	10,109	63,552	139,764
Daytime Population 2018	13,282	51,160	117,523
2018 Est. Avg. HH Income	\$84,905	\$90,133	\$94,655

Source: Esri Business Analyst Online

## Contact Us

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