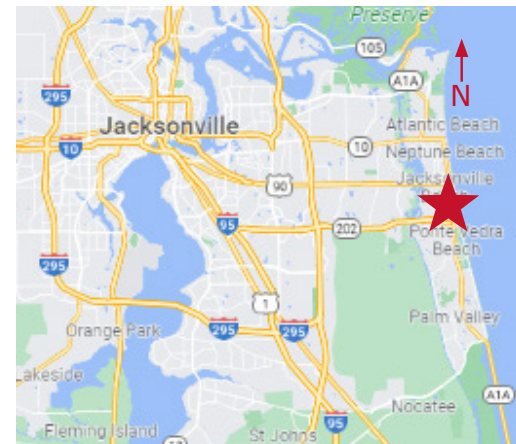


**3RD STREET
RETAIL/OFFICE
FOR LEASE**

1103 3rd Street South, Jacksonville Beach, FL 32250



- **Available:** Totaling +/- 4,000 SF
 - Bldg. 1: +/- 3,000 SF
 - Bldg. 2: +/- 1,000 SF
 - (Can be leased together or separately)*
- **Lease Rate:** \$30.00/SF NNN
 - CAM estimated to be \$10.28/SF
- Utilities: separately metered
- Zoning: Commercial JC-1
- Built-out as veterinary facility, but can be converted to retail, office or medical
- Building 1 Floor plan includes: reception/waiting room, 4 exam rooms with sinks, lab, offices, X-ray room, breakroom and two restrooms
- Building 2 Floor plan currently includes: kennels, pet washing area
- Building and monument signage available
- Highly visible location on the corner of 3rd St. South and 11th Ave. South; just North of JTB



2023 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	8,953	41,105	101,790
Average HH Income	\$163,328	\$155,470	\$150,907
Daytime Total Employees	8,728	21,073	43,183



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

Patricia Owings
patricia@strategicsites.com

OR

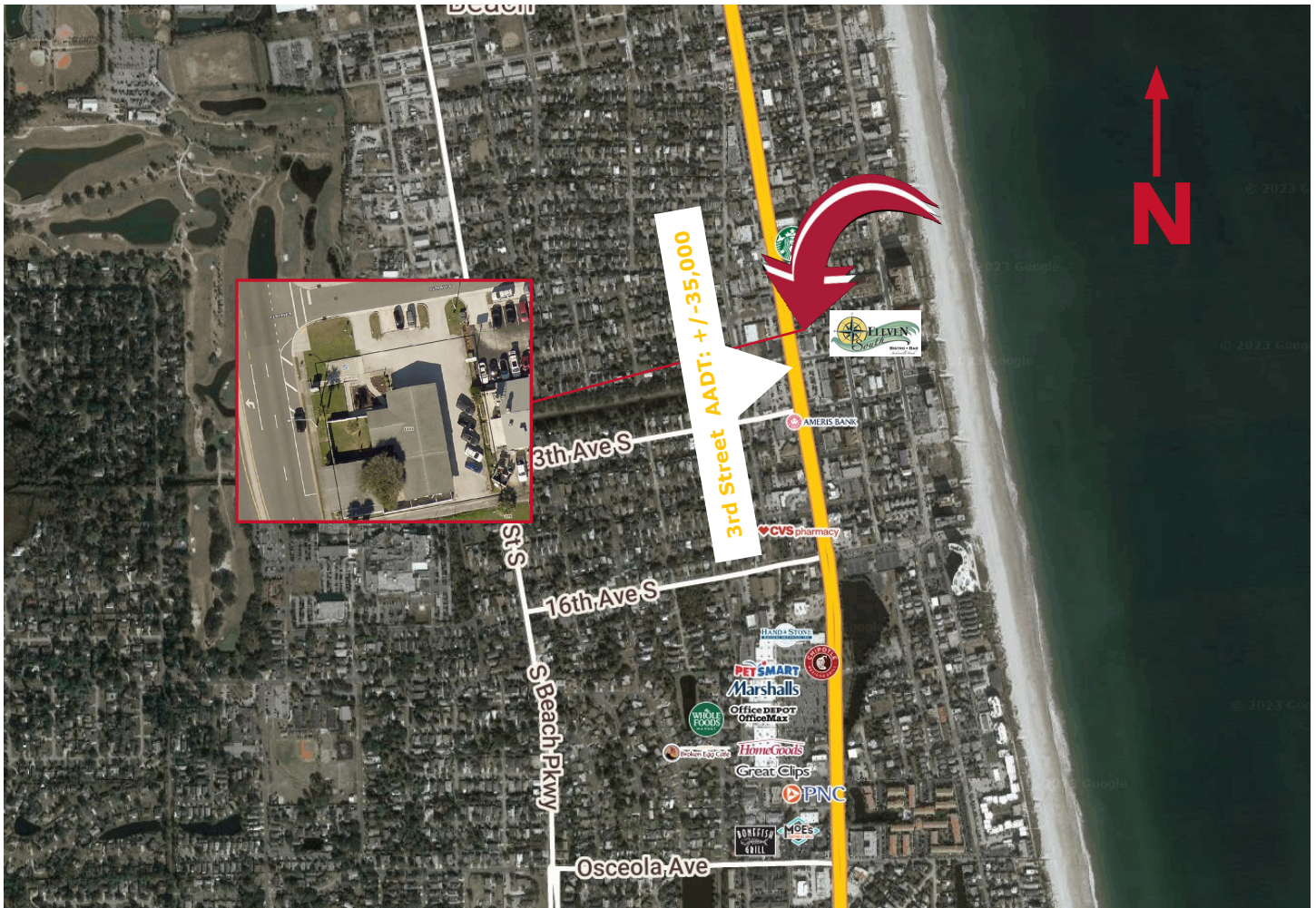
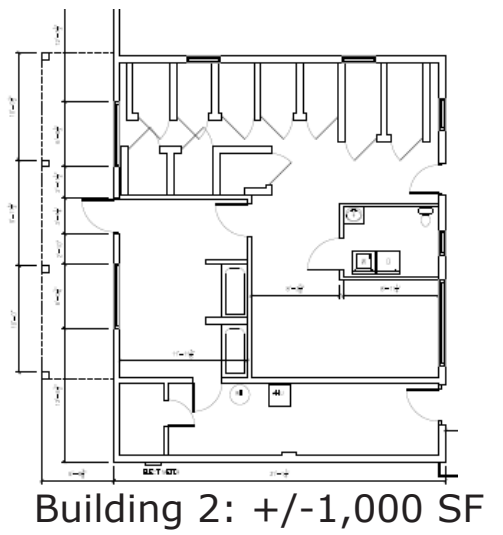
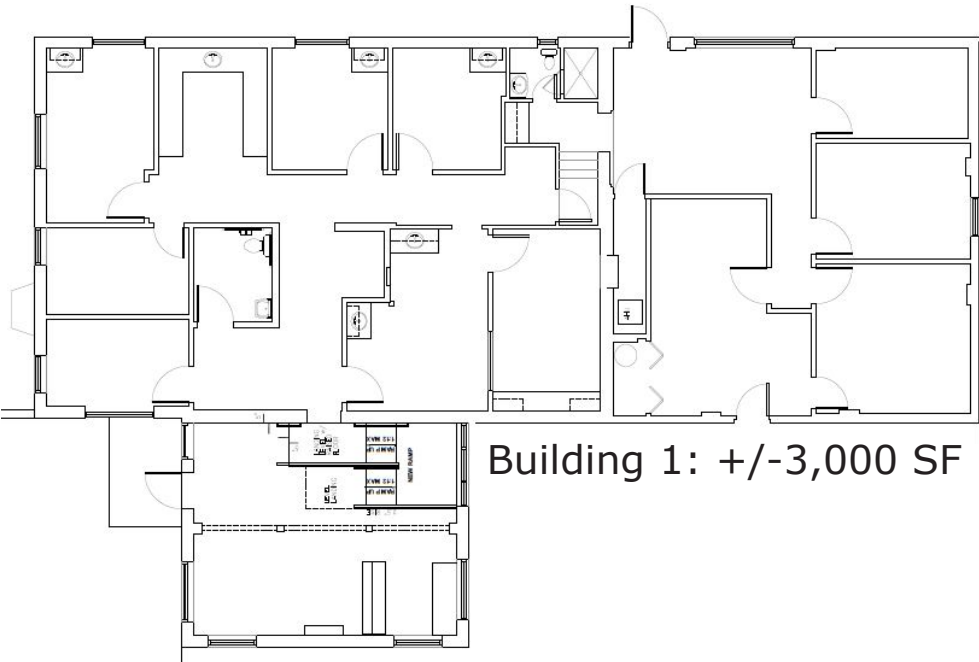
Kate Clifford
kate@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Floor Plans and Aerial



422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice