

2017 N. 3rd St.

Jacksonville Beach, FL 32250

FOR SALE

\$700,000

±0.28 Acres
Available

PROPERTY HIGHLIGHTS

- Prime Jacksonville Beach location
- Excellent visibility on 3rd Street North
- Across from Fletcher Middle and High Schools
- Nearby signalized intersection with U-turn access
- Flexible commercial redevelopment opportunity

SITE DETAILS

- 0.28± Acres
- JC-1 Zoning
- Electricity on site



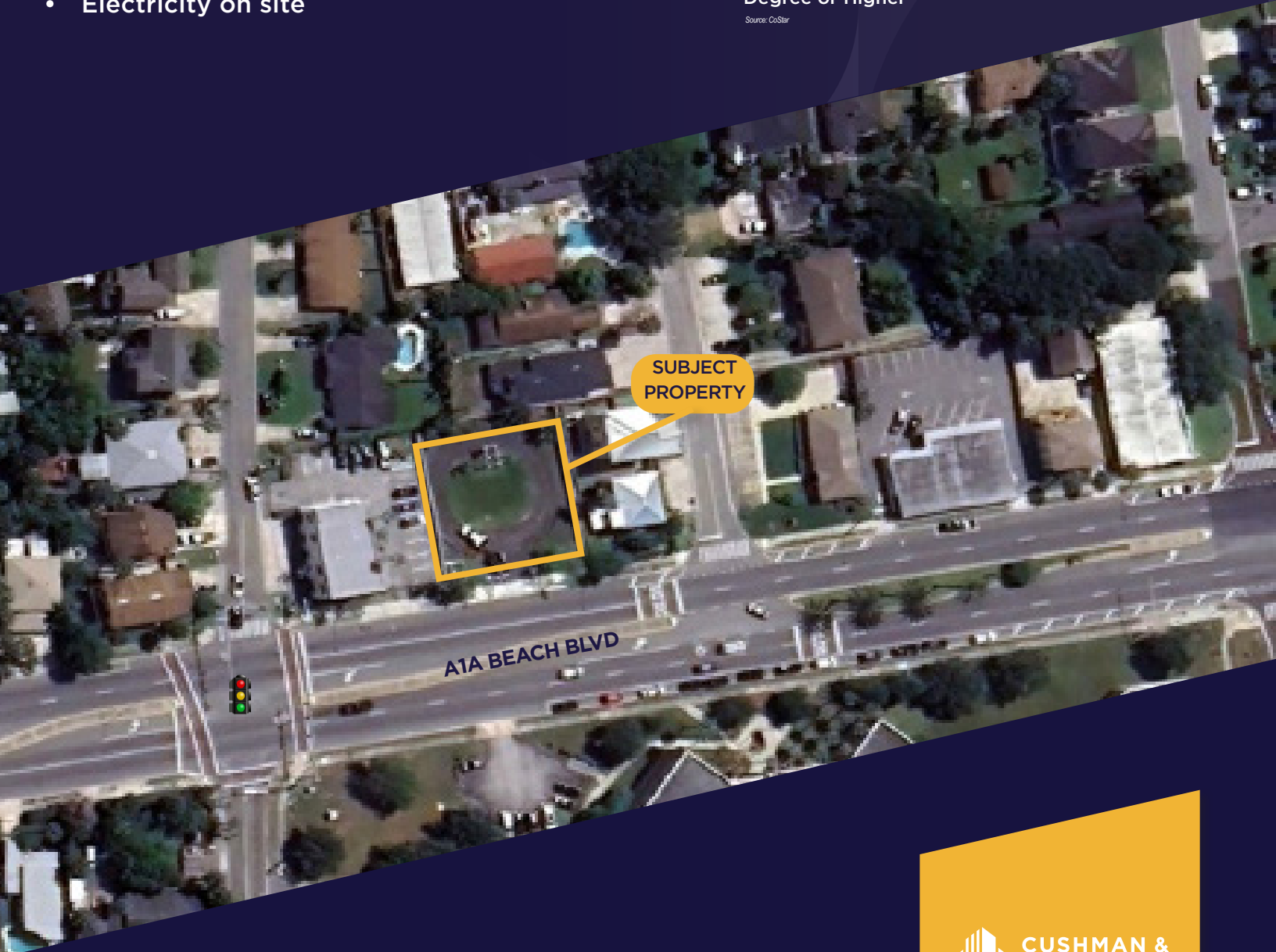
AVERAGE DAILY TRAFFIC

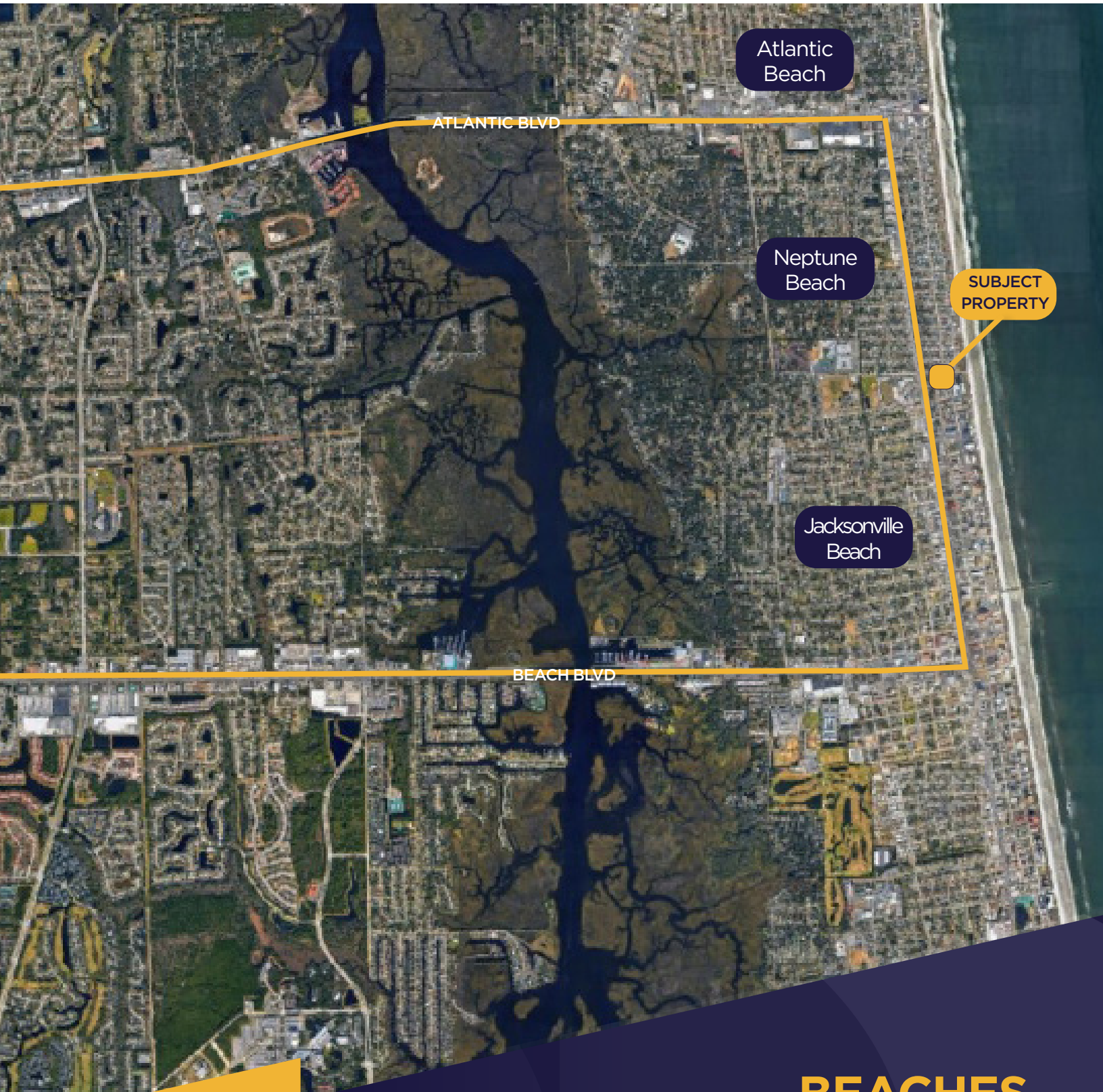
30,500 3RD ST NORTH

DEMOGRAPHICS

2025	1-Mile	3-Mile	5-Mile
Population	10,231	46,751	112,763
Total Households	4,927	21,492	49,076
Avg. Household Income	\$145,519	\$142,143	\$133,848
Median Age	42.7	43.2	41.6
% Bachelor's Degree or Higher	54%	50%	46%

Source: CoStar





BEACHES AREA MAP



**For more information,
please contact:**

TRACI JENKS, CCIM
Senior Director
+1 904 380 8333
Traci.Jenks@cushwake.com