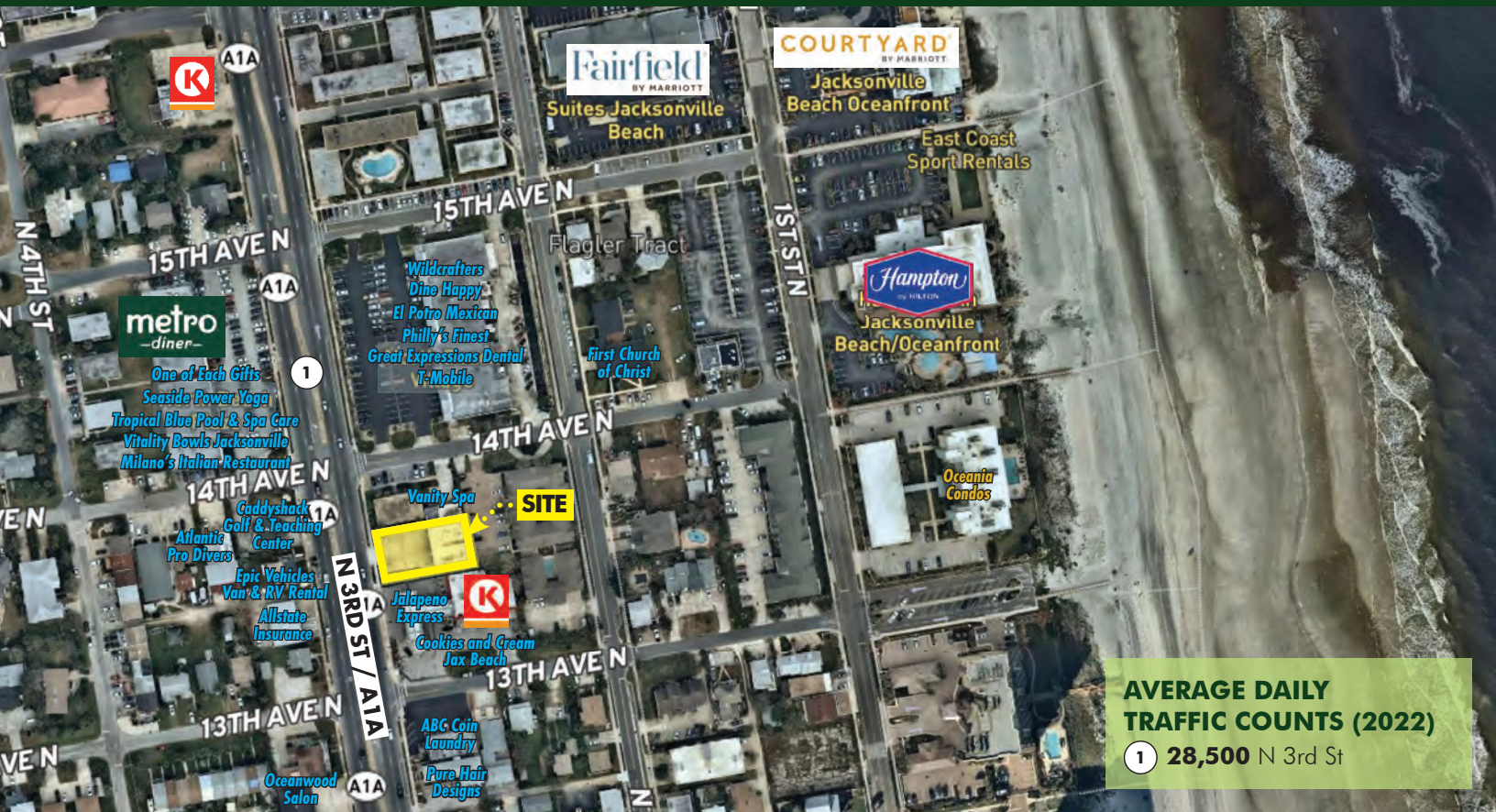


**FOR  
SALE**

# NORTH JACKSONVILLE BEACH RETAIL OPPORTUNITY

1415 N 3rd St, Jacksonville Beach, FL 32250



**AVERAGE DAILY  
TRAFFIC COUNTS (2022)**

① 28,500 N 3rd St

## ABOUT THE PROPERTY

**SIZE** 2,911 sq ft (.2± acres)

**PRICE** \$1,200,000 or \$412/sq ft

**ZONING** C-1 Commercial Limited

**FLU** Commercial

**UTILITIES** Water and sewer available

**ROAD  
FRONTAGE** 70'± on N 3rd St

**PARCEL ID** 1746810000R

## DESCRIPTION

**Join all the great businesses and concepts that Jacksonville Beach has to offer!**

Small free standing tenant building with great visibility along Third Street. This building could be divided into four separate units.

**Call for more information today!**

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

Offering subject to errors, omission, prior sale or withdrawal without notice.



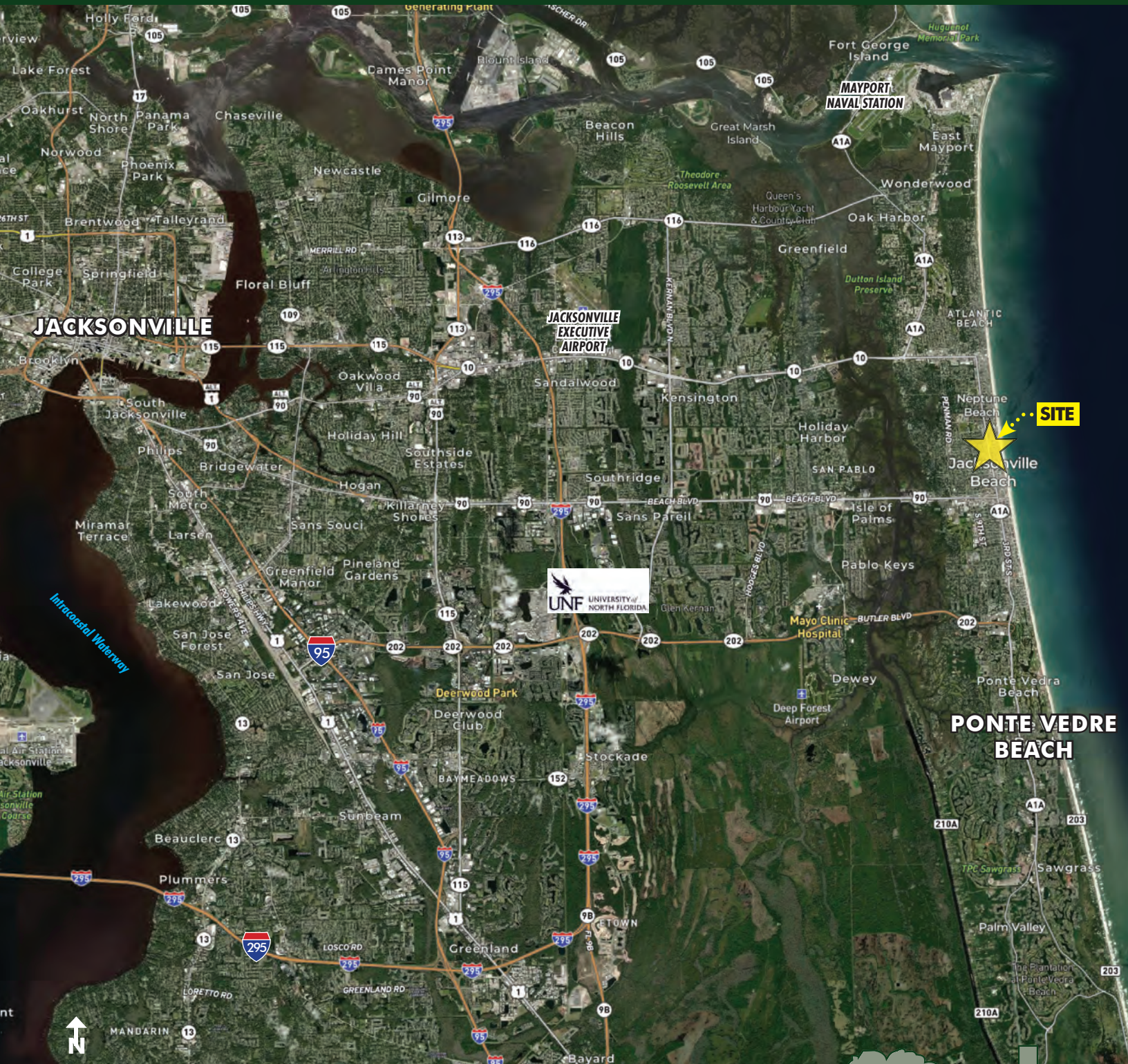
Maury L. Carter & Associates, Inc.<sup>SM</sup>  
Licensed Real Estate Broker



**FOR  
SALE**

# NORTH JACKSONVILLE BEACH RETAIL OPPORTUNITY

1415 N 3rd St, Jacksonville Beach, FL 32250



**REGIONAL MAP**

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

Offering subject to errors, omission, prior sale or withdrawal without notice.



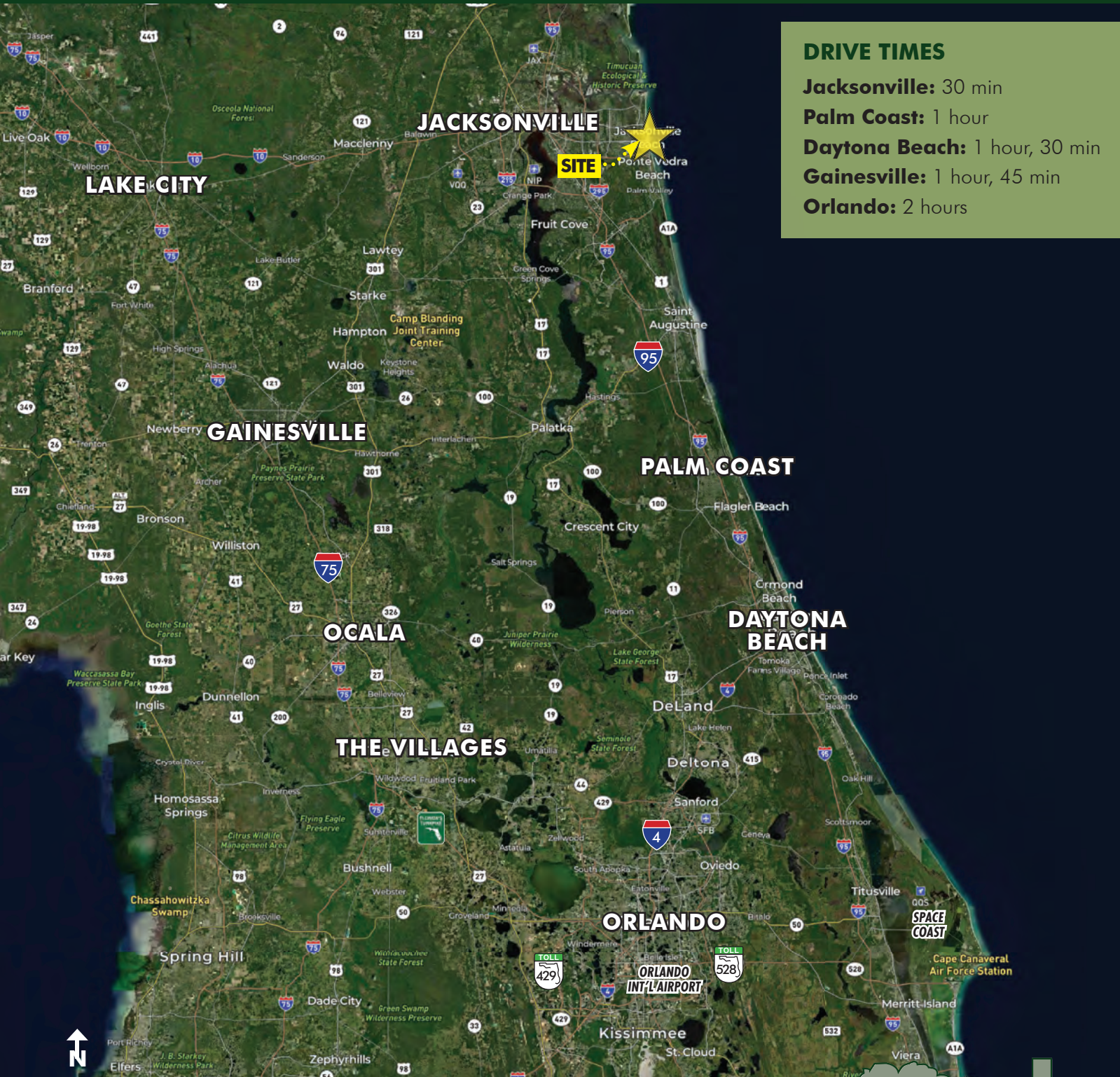
Maury L. Carter & Associates, Inc.<sup>®</sup>  
Licensed Real Estate Broker



**FOR  
SALE**

# NORTH JACKSONVILLE BEACH RETAIL OPPORTUNITY

1415 N 3rd St, Jacksonville Beach, FL 32250



## DRIVE TIMES

**Jacksonville:** 30 min

**Palm Coast:** 1 hour

**Daytona Beach:** 1 hour, 30 min

**Gainesville:** 1 hour, 45 min

**Orlando:** 2 hours

**LOCATION MAP**

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

Offering subject to errors, omission, prior sale or withdrawal without notice.

