

OFFICE/RETAIL
FOR LEASE

NORTH BEACH CENTER

725 Atlantic Blvd., Atlantic Beach, FL 32233



- **Space Available:** Suites 3, 4, and 5 may be combined for +/-3,360 SF or +/-5,040 SF
 - Suite 3 +/-1,680 SF Retail Lease Rate: \$32.00/SF**
 - Open floor plan with ADA compliant restroom
 - Suite 4 +/-1,680 SF Office/Retail (Available 30 days from Lease Execution) Lease Rate: \$32.00/SF**
 - Floor plan includes two glass offices, 12X18 SF conference room, waiting area, open area with 7 large desks, breakroom with refrigerator, server/storage room
 - Furniture can stay or go
 - Suite 5 +/-1,680 SF Retail Lease Rate: \$32.00/SF**
 - Open floor plan includes storage area with partitioned wall (may be removed)
 - Suite 15 +/-4,936 SF Creative Uses, Entertainment, Retail, Etc. Lease Rate: \$12.00/SF**
 - Floor plan includes large open areas, two offices, two restrooms, 3 exterior roll-up doors (with one being down high), 1 interior roll-up doors, wired for sound system, gas lines, large built-in bar with sinks, dishwasher, and refrigerator, 10 metal bar stools, tankless water heater, additional storage above offices
- **CAM: \$7.92/SF**
- Shopping center (+/-58,153 SF) has great access, visibility, and ample parking with access to signalized intersection at Atlantic Blvd. and Penman Rd.
- Tenants include: Cantina Louie, The Fish Company, Toasted Yolk Cafe, Organic Nails, Atlantic East Animal Clinic, and Curve Bridal
- Located in the heart of Atlantic and Neptune Beach's commercial corridor with excellent foot traffic. Just off Third Street/A1A

For Additional
Information Contact:

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

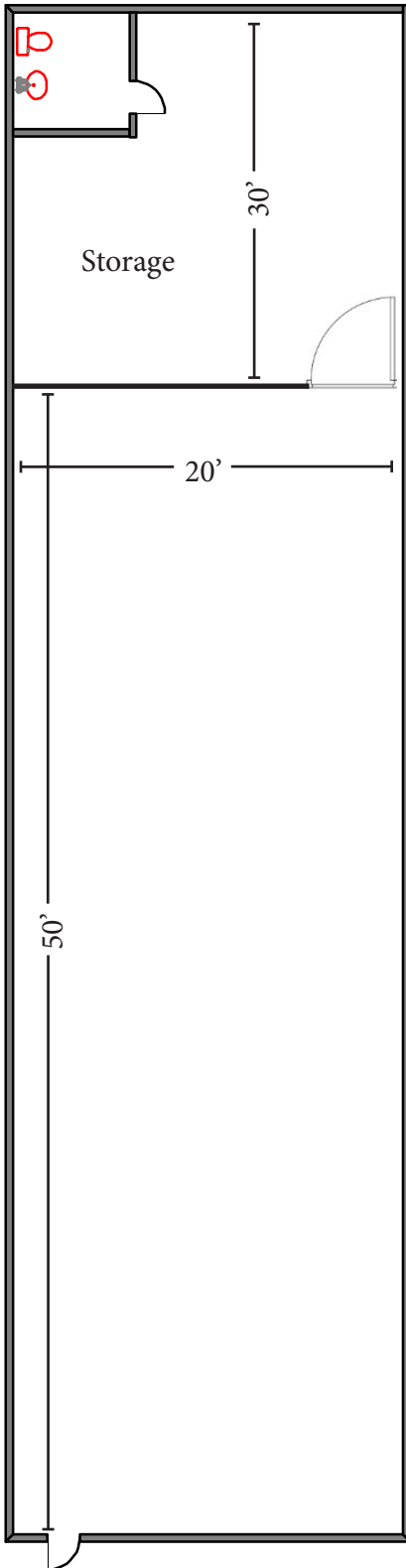
Client First through Service, Knowledge and Integrity

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

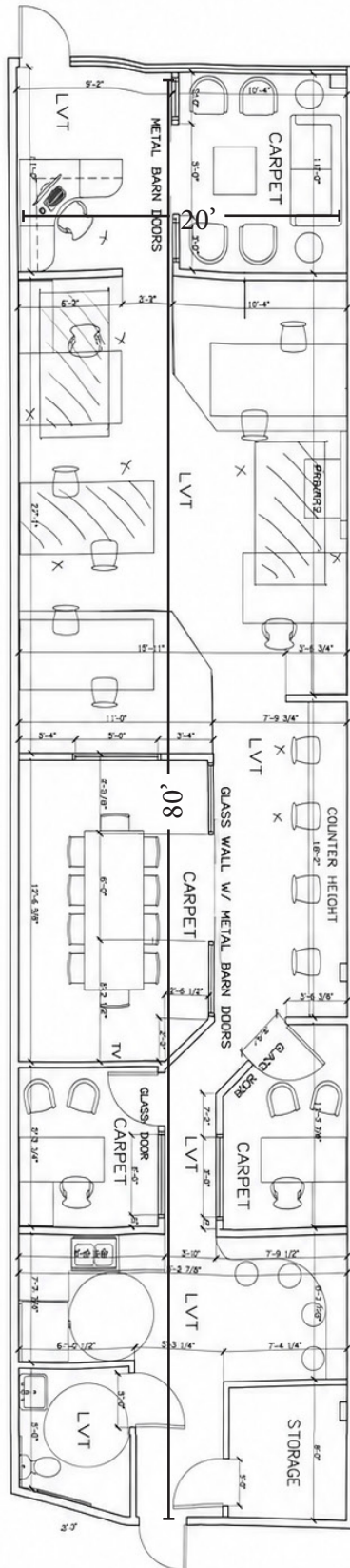
Floor Plans: Suites 3, 4 & 5

(may be combined for +/-3,360 SF or +/-5,040 SF)

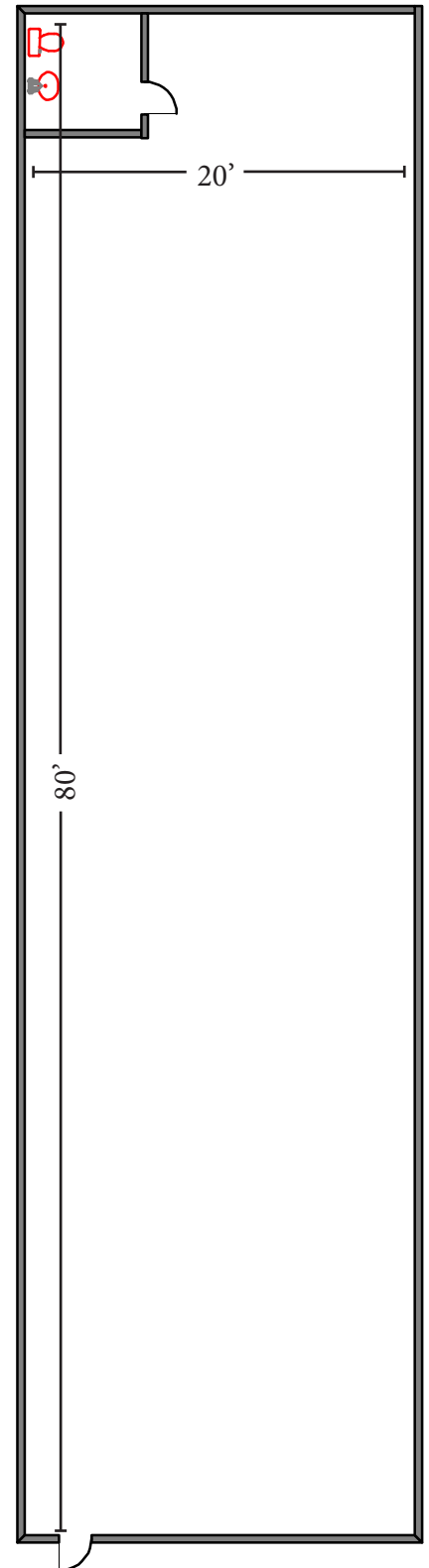
*Floor plans not to scale



Suite #5 +/-1,680 SF



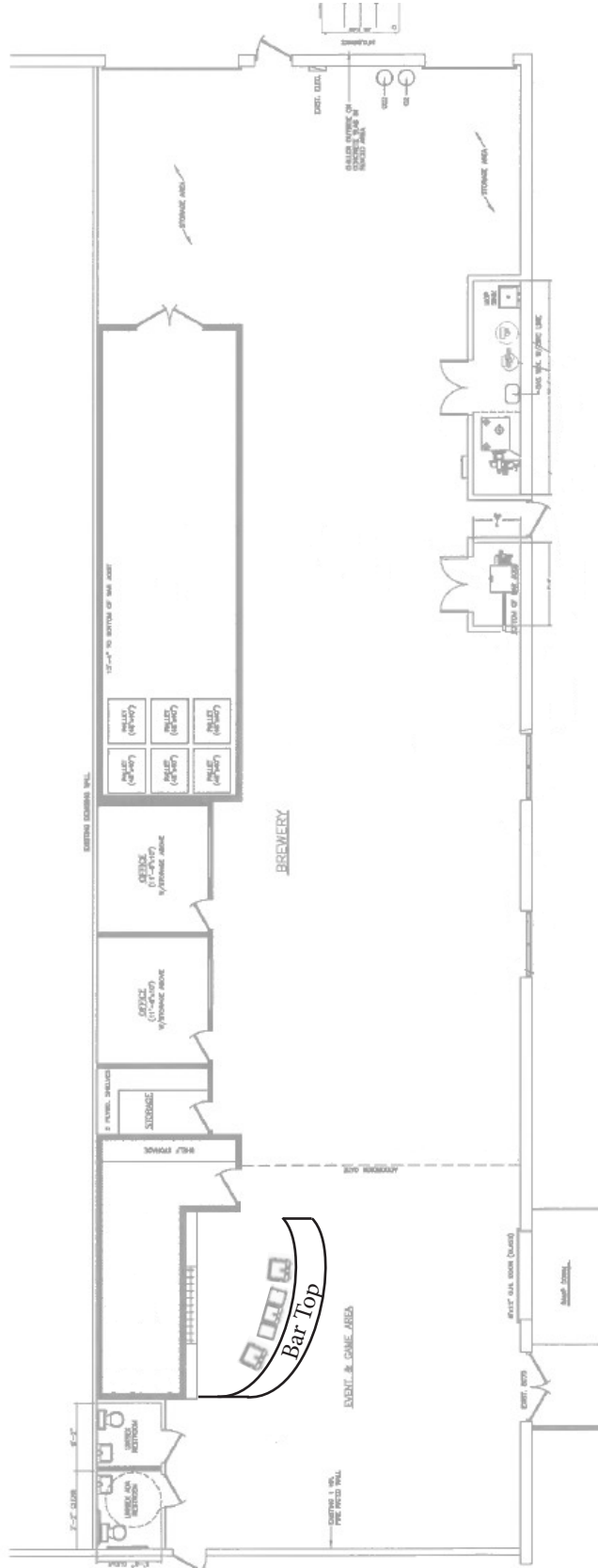
Suite #4 +/-1,680 SF



Suite #3 +/-1,680 SF

Floor Plan

Suite 15 +/-4,936 SF
*Floor plan not to scale



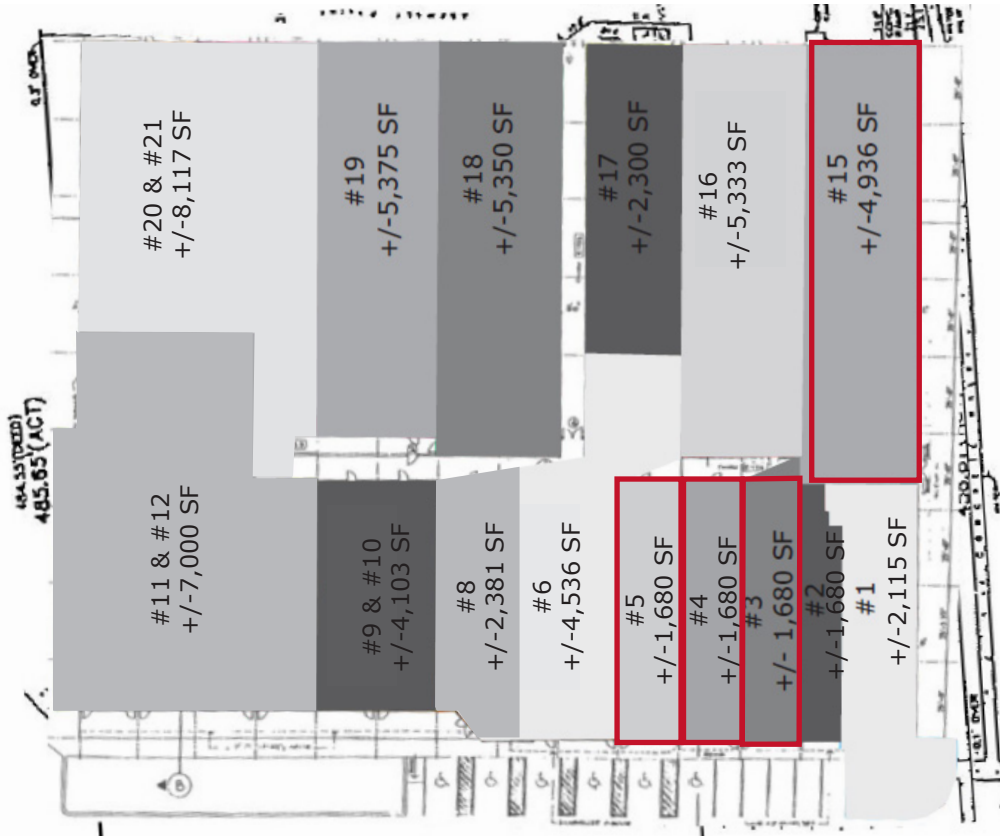
Suite #15 +/-4,936 SF

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Site Plan & Aerial



2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	11,903	54,626	123,051
Average HH Income	\$190,624	\$171,452	\$172,910
Total Employees	6,900	23,520	47,167

1.	Atlantic Beach Animal Clinic	+/-2,115 SF
2.	Organic Nails	+/-1,680 SF
3.	Available	+/-1,680 SF
4.	Available	+/-1,680 SF
5.	Available	+/-1,680 SF
6.	Toasted Yolk	+/-4,536 SF
8.	Curve Bridal	+/-2,381 SF
9 & 10.	Cantina Louie	+/-4,103 SF
11 & 12.	Fish Co.	+/-7,000 SF
15.	Available	+/-4,936 SF
16.	Storage/Work Area (owner)	+/-5,333 SF
17.	Rate Town Jiu Jitsu	+/-2,300 SF
18.	Rowdy Pickle II	+/-5,350 SF
19.	Collector	+/-5,375 SF
20 & 21.	Rowdy Pickle II	+/-8,117 SF



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