

THE WAVE CENTER

3304-3316 BEACH BLVD
JACKSONVILLE, FL 32207

Blair “Red” Greenlaw
Advisor
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Property Summary



OFFERING SUMMARY

Available SF:	1,287 - 4,750 SF
Lease Rate:	\$13.00 SF/yr (NNN)
Lot Size:	0.77 Acres
Building Size:	15,008 SF
Zoning:	CCG-1
Market:	San Marco
Submarket:	Saint Nicholas
Traffic Count:	18,300

PROPERTY OVERVIEW

The Wave Center is St. Nicholas' most iconic building and know throughout Jacksonville for its beautiful art deco design. Strategically located in a borough with rapid economic growth, businesses in this center will benefit from major development projects in Southbank and the ever expanding San Marco area. Locate your business in the heart of Jacksonville and benefit from competitive lease rates.

Unit sizes between 1,300 and 4,750 square feet. Multiple leases expiring soon. 3-5 year lease terms available. \$13/SF NNN.

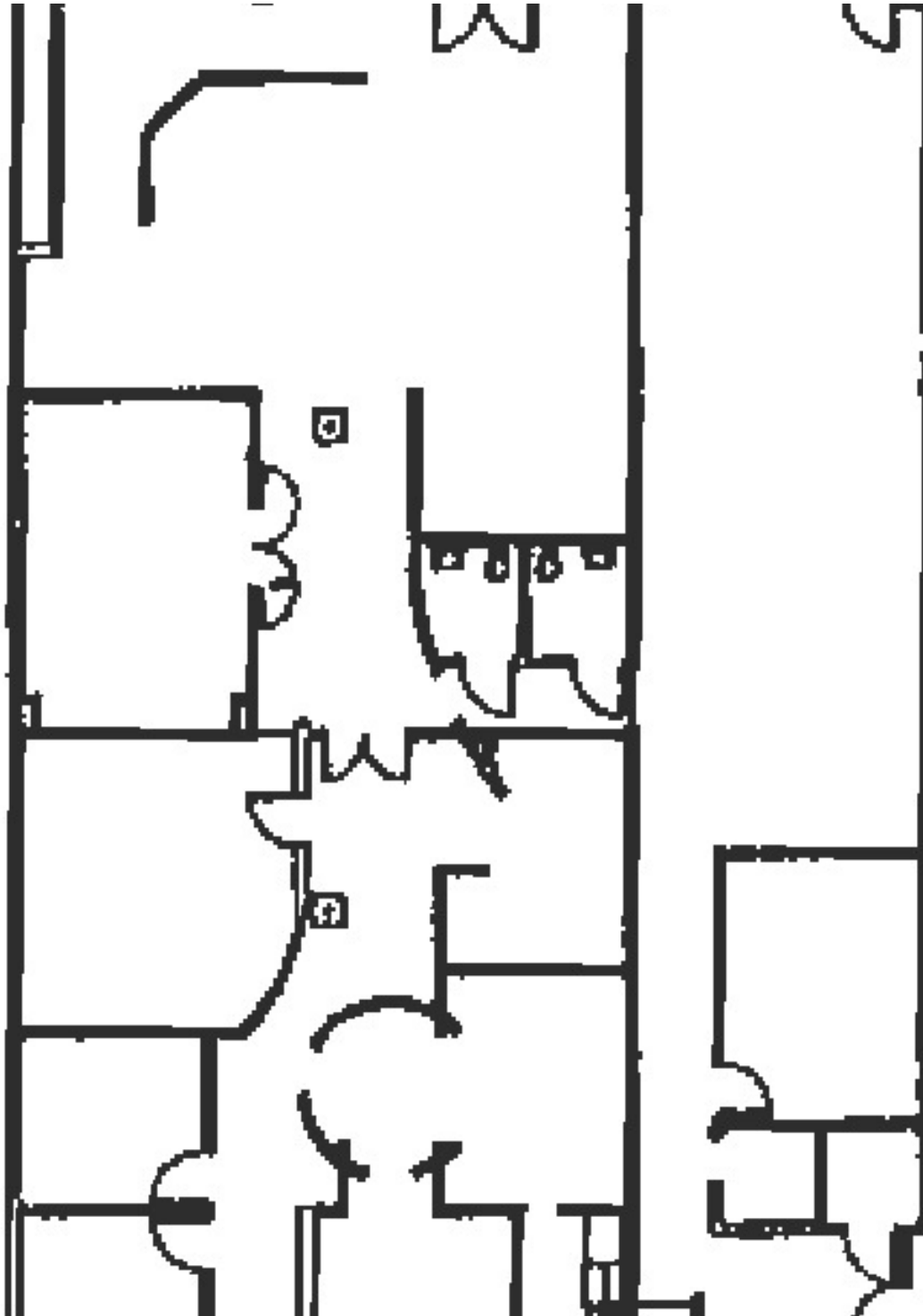
PROPERTY HIGHLIGHTS

- Iconic building in hot submarket
- Competitive lease rates
- Terrifically maintained building with responsive ownership
- Professional tenant mix
- Ample parking
- Centrally located in the Jacksonville MSA
- 1 mile to I-95 and 3 miles to CBD

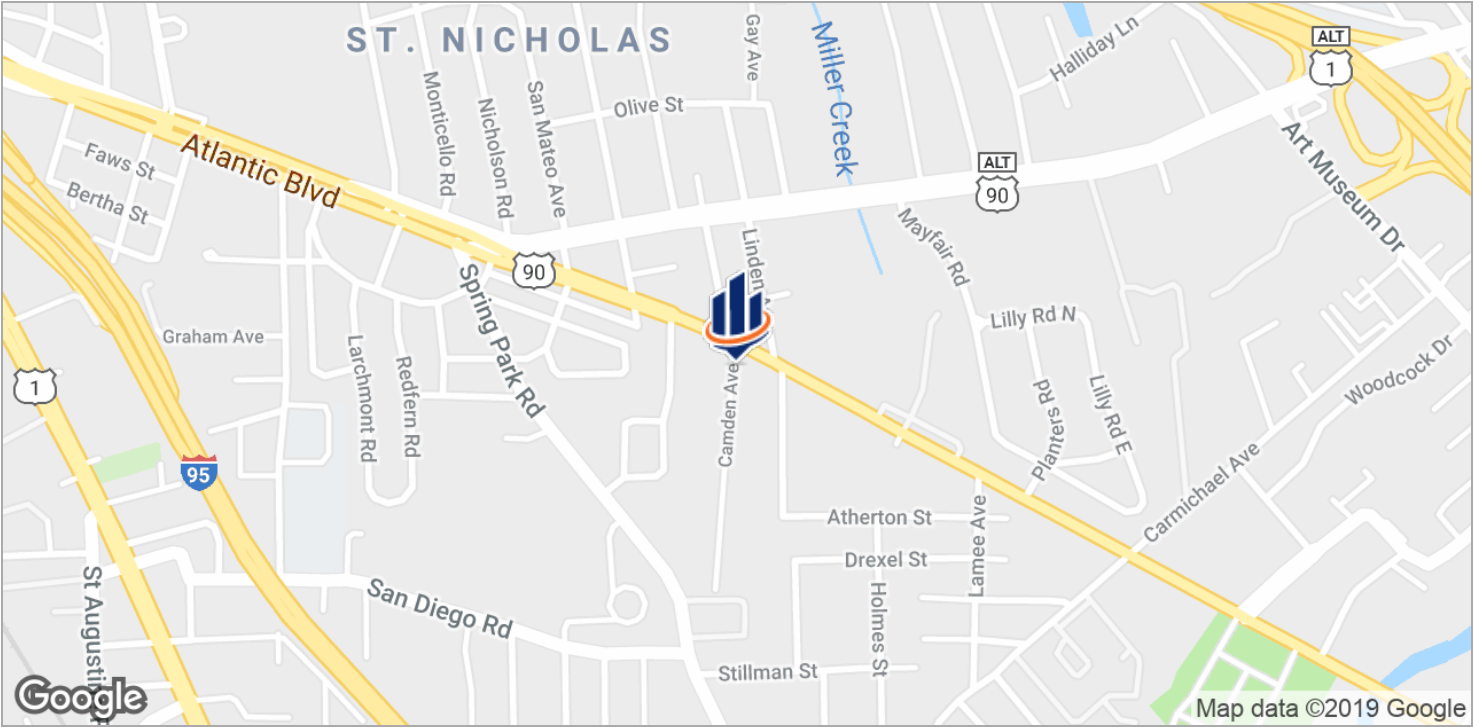
Additional Photos



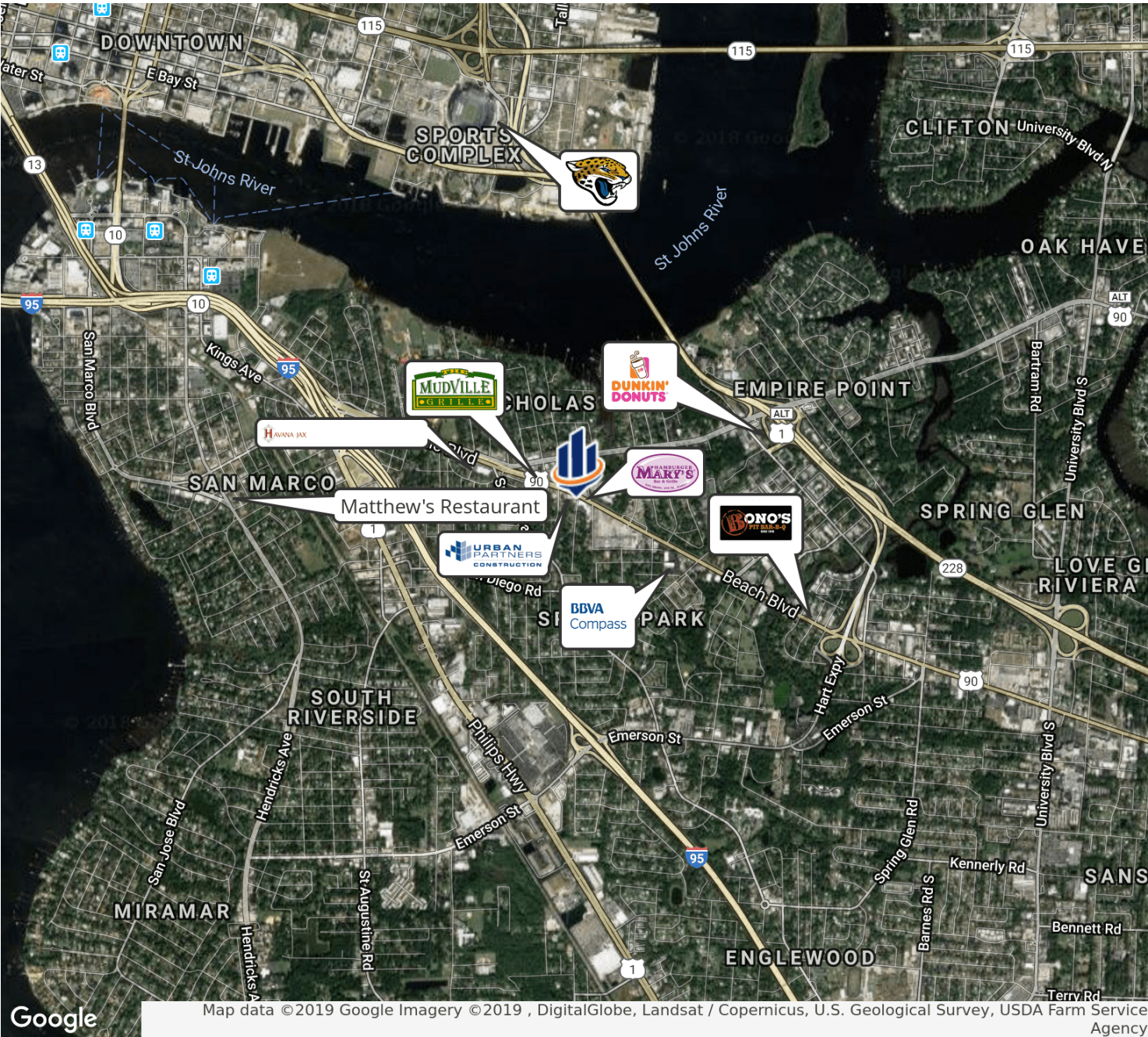
3304-3306 Beach Blvd



Location Maps



Retailer Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,064	63,125	188,233
Median age	37.4	37.6	35.8
Median age [Male]	36.1	36.3	34.2
Median age [Female]	39.1	40.2	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,505	25,896	76,319
# of persons per HH	2.3	2.4	2.5
Average HH income	\$55,584	\$54,754	\$55,492
Average house value	\$416,533	\$334,706	\$232,195

** Demographic data derived from 2010 US Census*

Advisor Bio



BLAIR "RED" GREENLAW

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PROFESSIONAL BACKGROUND

Red has extensive real estate experience as an investor and project manager and leverages skills developed in these activities to help businesses maximize their potential through real estate. His brokerage activities include both tenant and landlord representation, as well as considerable experience as a listing agent. As an Advisor he provides clients with detailed financial analysis on real estate investments and critical advice during the buy/sell decision making process.

Prior to becoming licensed in Real Estate, Red spent nearly two decades as a pilot in the U.S. Navy, where he still holds a commission as a Commander in the United States Navy reserve. His most recent assignment was as the Commanding Officer of VR-62, an aviation squadron that conducts worldwide strategic operations in support of deployed assets and theater commanders. Red holds a bachelor's degree from The University of Maryland and a master's degree from The Naval War College.

Red was selected as the Northeast Florida Regional Director for SVN Alliance in 2017.

EDUCATION

BA - The University of Maryland at College Park

MA - United States Naval War College

MEMBERSHIPS

Jacksonville Chamber of Commerce

JAXUSA Partnership

NAIOP

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