

For Lease - Former Pier 1 Atlantic Beach

9,000+- SF Building/1.06+- ac. Site (Will consider subdividing building)

1071 Atlantic Blvd
Atlantic Beach, Florida



AREA DEMOGRAPHICS



Population

1 Mile: 10,573

3 Mile: 61,352

5 Mile: 129,649

Households

1 Mile: 4,609

3 Mile: 26,990

5 Mile: 53,654

Average HH Income

1 Mile: \$90,445

3 Mile: \$101,515

5 Mile: \$102,450

Location

At the NW quadrant of Atlantic Blvd. & Atlantic Court in Atlantic Beach, Fl. Hard to find free-standing building in high barrier to entry beaches submarket.

Parking

45 spaces plus 2 handicap- 5.2:1,000 SF

AADT

Atlantic Blvd: 37,000 Cars Per Day

Frontage/Access

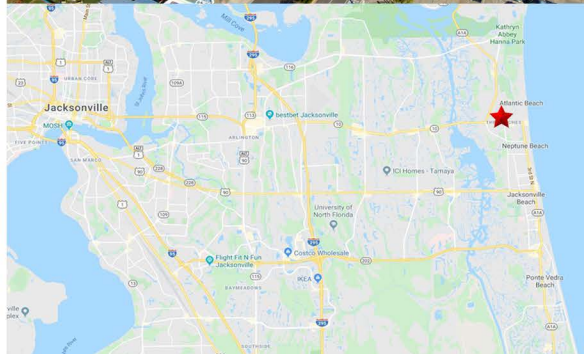
152' of direct frontage, access and exposure along N. side of Atlantic Blvd. with 45+- feet of frontage & access along W. side of Atlantic Ct, which provides Atlantic Blvd. median cut for eastbound ingress and egress.

Zoning/Potential Uses

CG- Commercial General with multitude of uses as summarized in CG zoning

Lease Rate

\$17.95 SF NNN + R.E. Tax-Ins. - CAM @ \$2.87 SF



The Cordell Group

Cord Butler, President

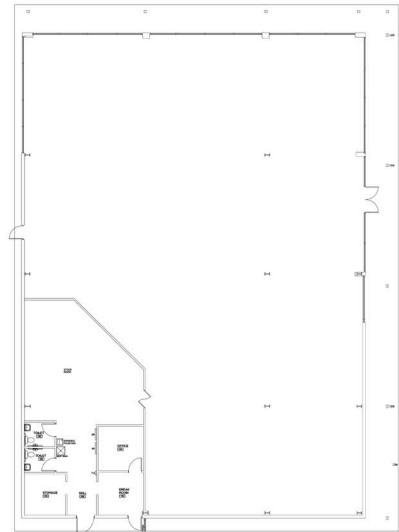
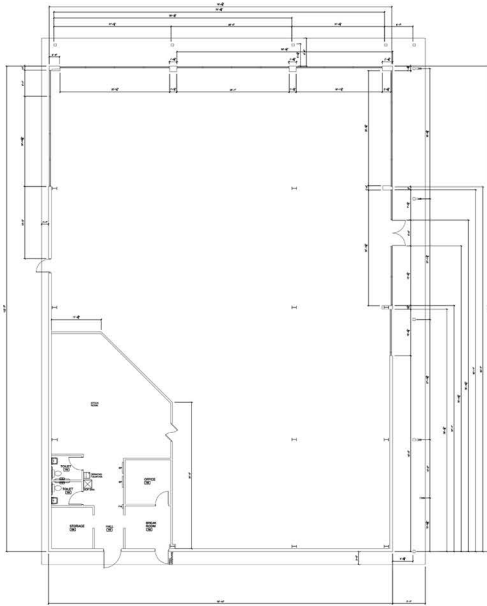
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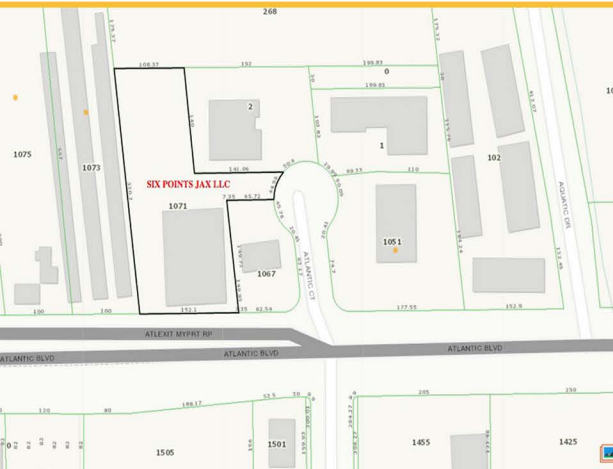
Website: www.thecordellgroup.com

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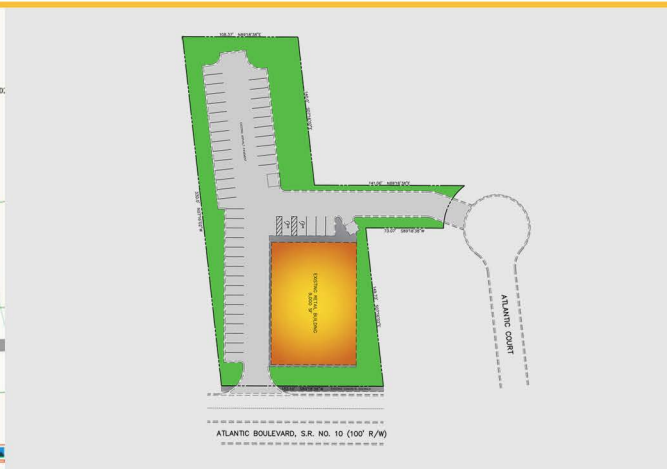
As-Built Floor Plans



Tax Map



Site Plan



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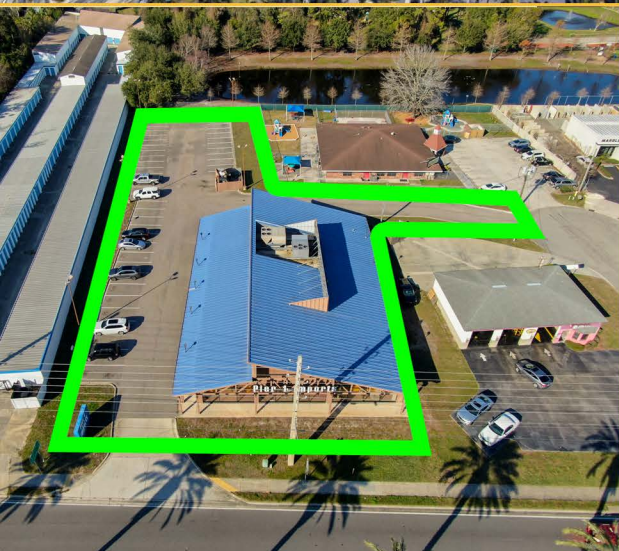
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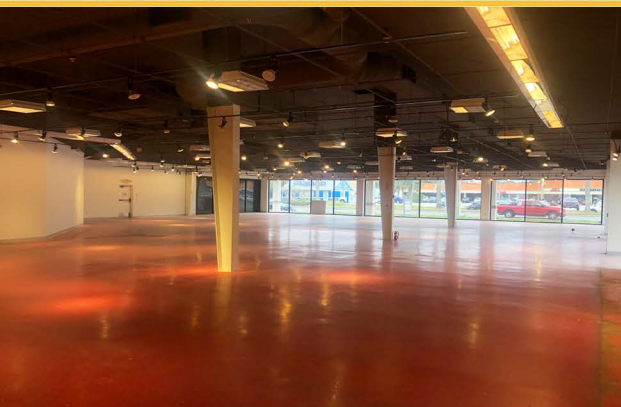
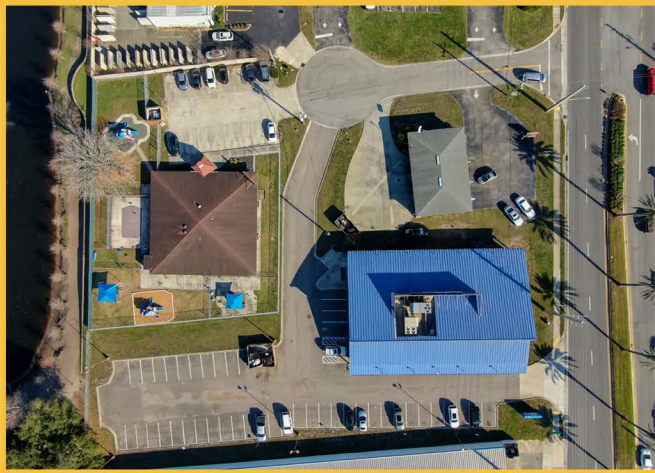
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