

## For Lease

- Join Exxon, Circle K, and more on A1A 3rd Street North in Jacksonville Beach. Retail space is available for lease with access and visibility from A1A and 13th Avenue North.
- The subject property is located steps away from the beach, near many hotels, condos, and a dense residential population. This property features easy access, ample parking, monument signage, and high daily traffic counts.
- This property is centrally located between Atlantic Beach and Jacksonville Beach, proximate to many national retailers, restaurants, and more.

Retail  
Street Retail  
830 sf Available  
\$20.00 sf/yr (NNN)

For Lease	\$20.00 sf/yr
Lease Type	NNN (\$8.64)
Parking	Ample
Monument Signage	Available

### Andrew Smith

Associate  
904.903.4102  
andrewd.smith@avisonyoung.com

### Jason Hurst

Senior Vice President  
352.415.0858  
jason.hurst@avisonyoung.com

### Bennett Harrell

Associate  
352.505.1687  
bennett.harrell@avisonyoung.com



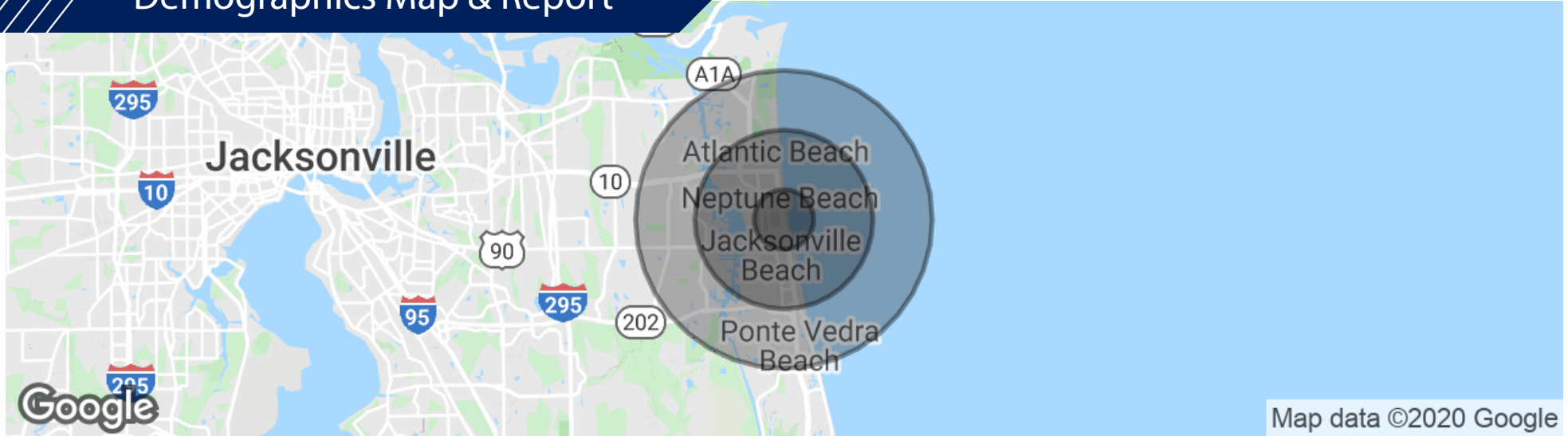
**Aerial Map**



**Aerial Map**



**Demographics Map & Report**



**POPULATION**

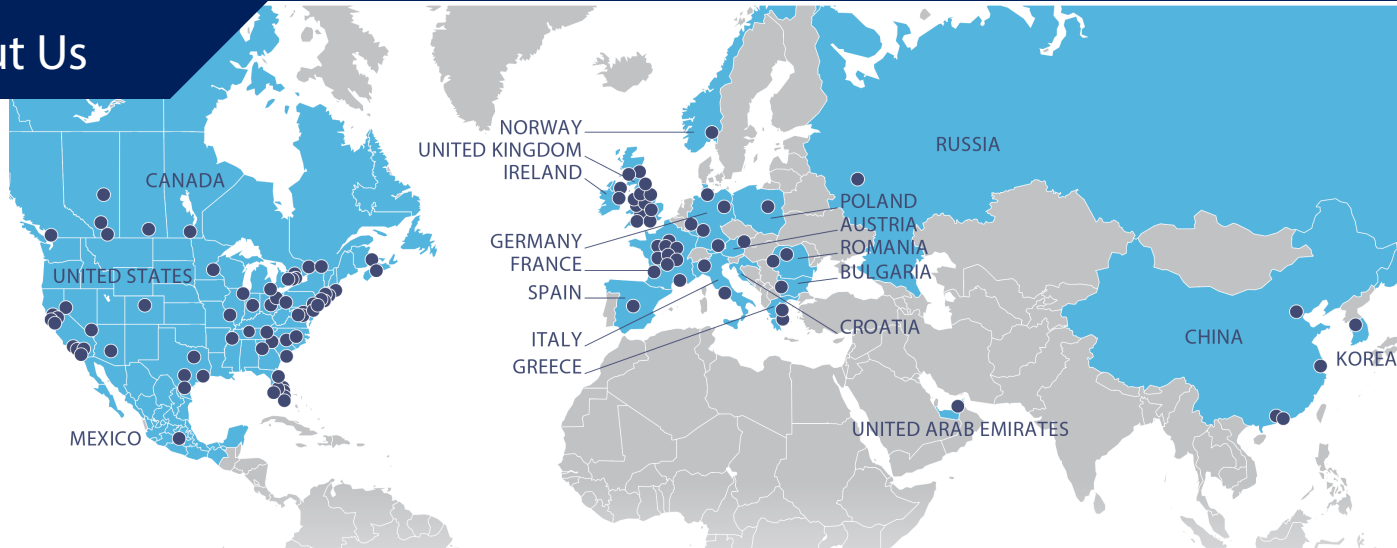
	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	6,048	36,336	86,729
Median age	41.6	40.2	38.4
Median age (Male)	41.4	39.7	37.4
Median age (Female)	40.3	40.7	39.4

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,035	15,899	36,402
# of persons per HH	2.0	2.3	2.4
Average HH income	\$69,146	\$78,845	\$78,158
Average house value	\$335,664	\$350,637	\$322,080

*\* Demographic data derived from 2010 US Census*

## About Us



### Avison Young at a Glance

Founded: **1978**  
 Total Real Estate Professionals: **5,000**  
 Offices: **120**  
 Countries: **20**  
 Brokerage Professionals: **1,600**  
 Property Under Management: **290 million sf**

Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its Principals. Founded in 1978, with legacies dating back more than 200 years, the company comprises approximately 5,000 real estate professionals in 120 offices in 20 countries. The firm's experts provide value-added, client-centric investment sales, leasing, advisory, management and financing services to clients across the office, retail, industrial, multi-family and hospitality sectors.



[View Our Listings](#)



[Contact Us](#)



[Visit Our Website](#)



[Subscribe Today](#)