



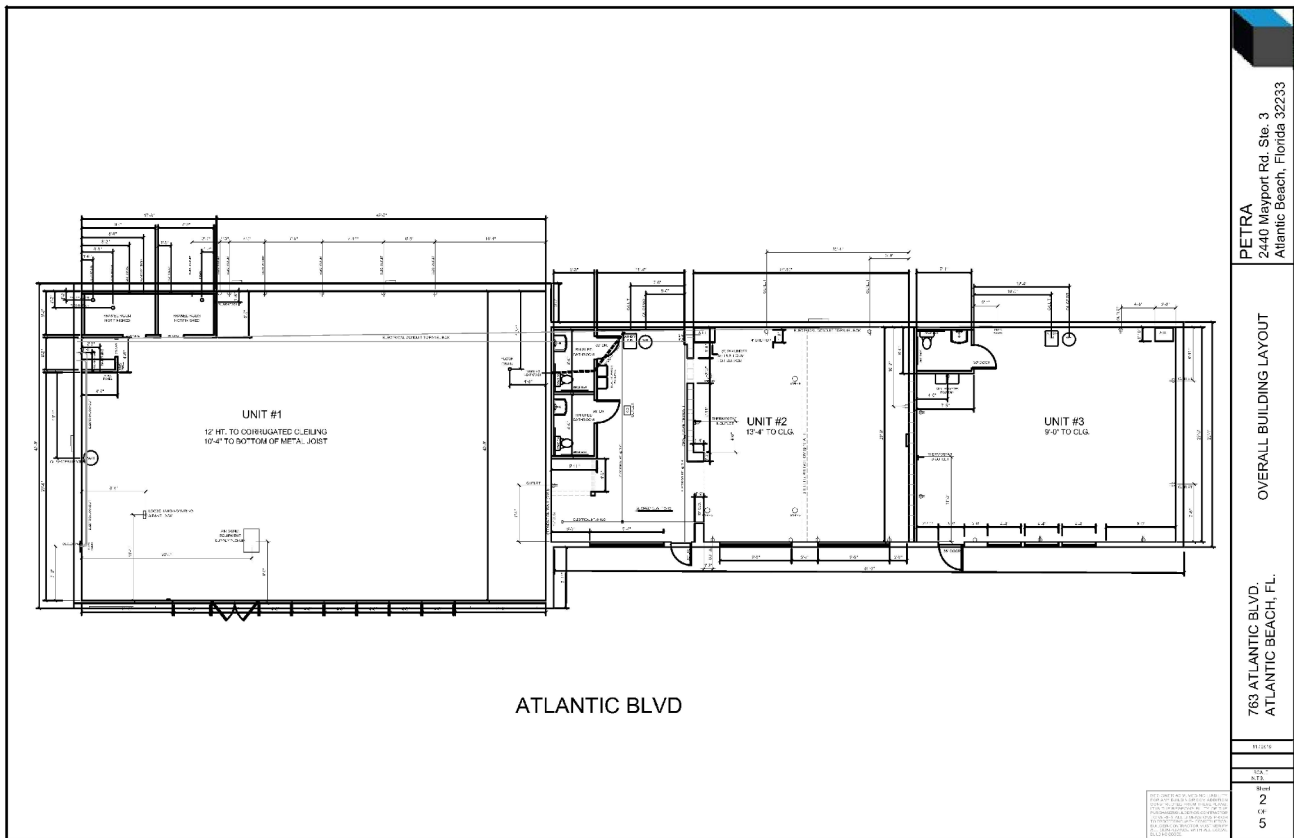
PROPERTY DESCRIPTION

- ▶ One Bays Available
 - ▶ Unit A: Approx. 2,585 SF
- ▶ Over 100 Parking Spaces
- ▶ Lighted Intersection
- ▶ High Visibility Corner with Monument Signage
- ▶ Located in Atlantic Beach, one of Jacksonville's Most Desirable Submarkets
- ▶ +\$60,000 1-Mile Median HH Income
- ▶ 36,500 ± Cars Per Day on Atlantic Boulevard





AS-BUILT DRAWING





DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2019 Total Population:	14,584	49,736	113,888
Average Age:	39.80	39.90	38.40
HOUSEHOLDS			
2019 Total Households:	6,179	21,014	44,962
Median Household Income:	\$66,382	\$69,350	\$73,249
HOUSING			
Median Home Value:	\$278,469	\$301,307	\$269,076
Median Year Built:	1980	1981	1989