

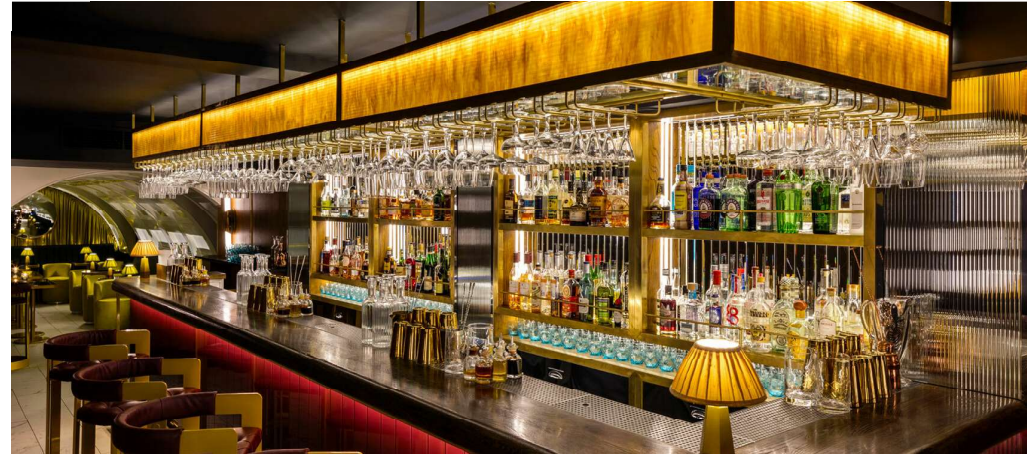


GRAND OCEAN



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42 East Coast Drive | Atlantic Beach | Florida 32233



GRAND OCEAN



PETRA



INTRODUCING Grand Ocean, a Class A Office and Retail Project in the Beaches Town Center. This unique retail, office, and mixed use collaborative experience is in the most desirable sub-market of Jacksonville, The Beaches Town Center.

Grand Ocean, steps away from the beach, provides an atmosphere like no other in one of the most popular destinations in Northeast Florida. Combining high quality retail and office, this uniquely positioned environment creates an energy that elevates the Atlantic Beach community to new heights - **with perfect visibility of our very own grand ocean.**

HIGHLIGHTS



HOUSEHOLDS
1 MILE RADIUS 9,460
3 MILE RADIUS 48,501
5 MILE RADIUS 109,766



POPULATION
1 MILE RADIUS 10,022
3 MILE RADIUS 51,625
5 MILE RADIUS 116,834



MEDIAN INCOME
1 MILE RADIUS \$92,305
3 MILE RADIUS \$81,896
5 MILE RADIUS \$84,395



**FULL TIME
ON-SITE
VALET PARKING**



4,400 SF

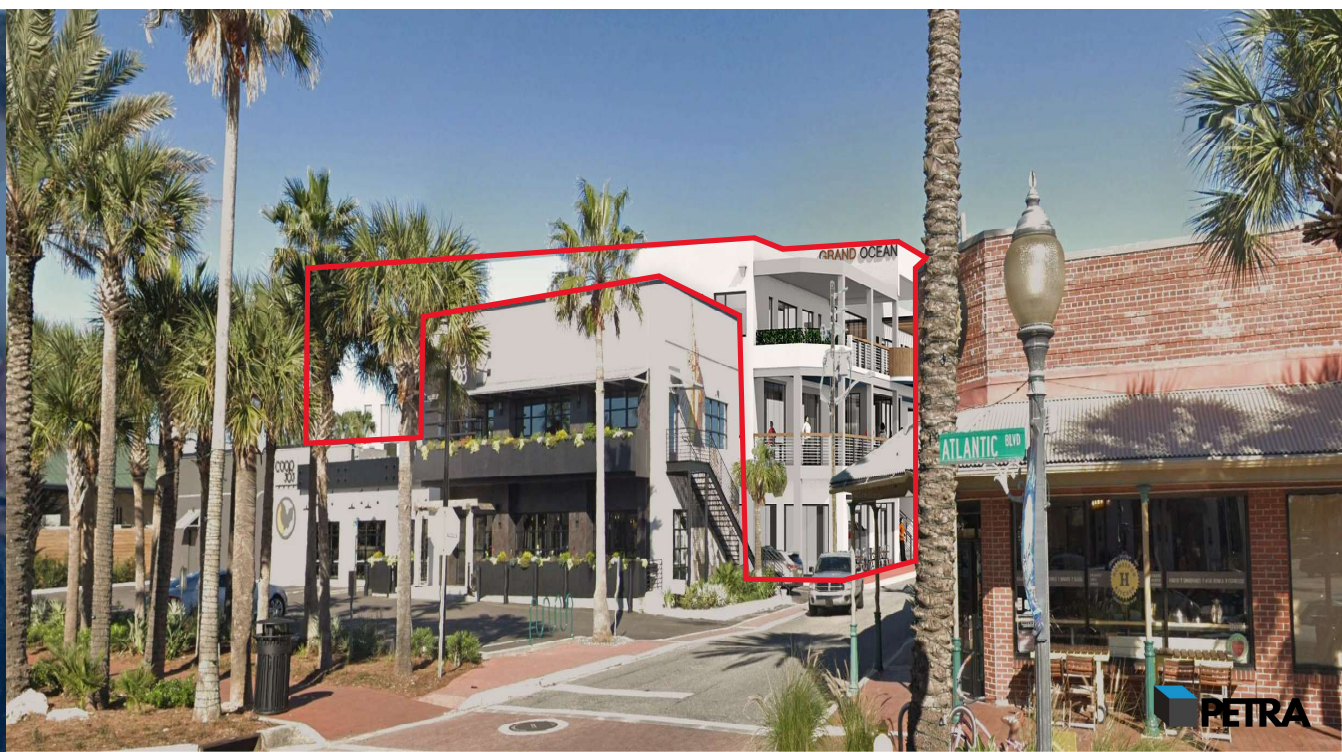
First Floor Retail

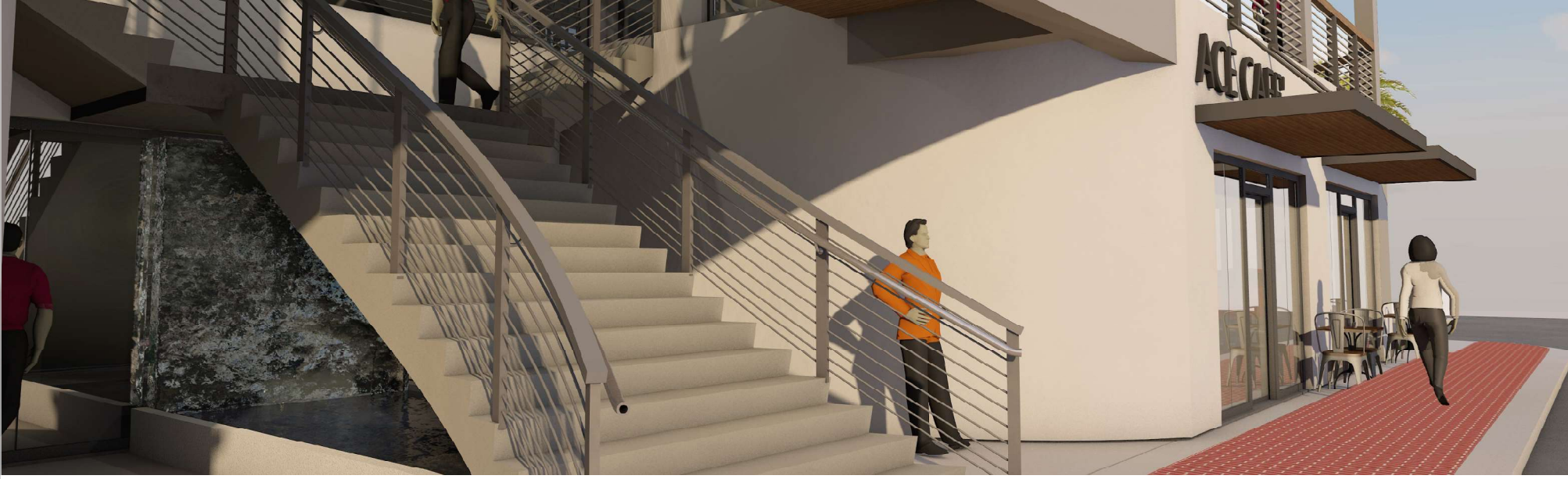
18,564 SF

Class A Office Space

2,600 SF

Outdoor Terrace Space



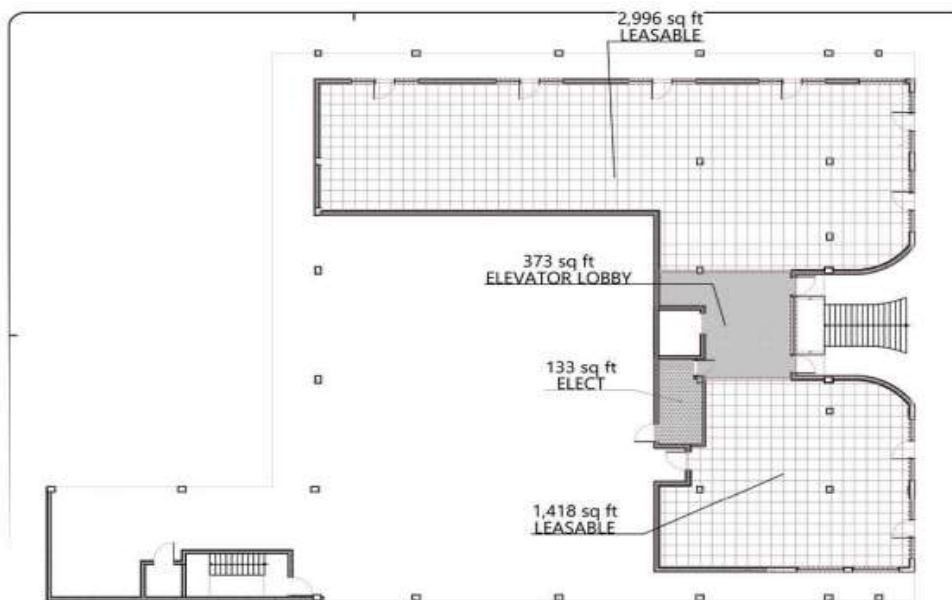


RETAIL

1,418 - 4,400 SF First Floor Retail



Market-Leading Walk Ability
Street Front Seating and Cozy Outdoor Seating





OFFICE

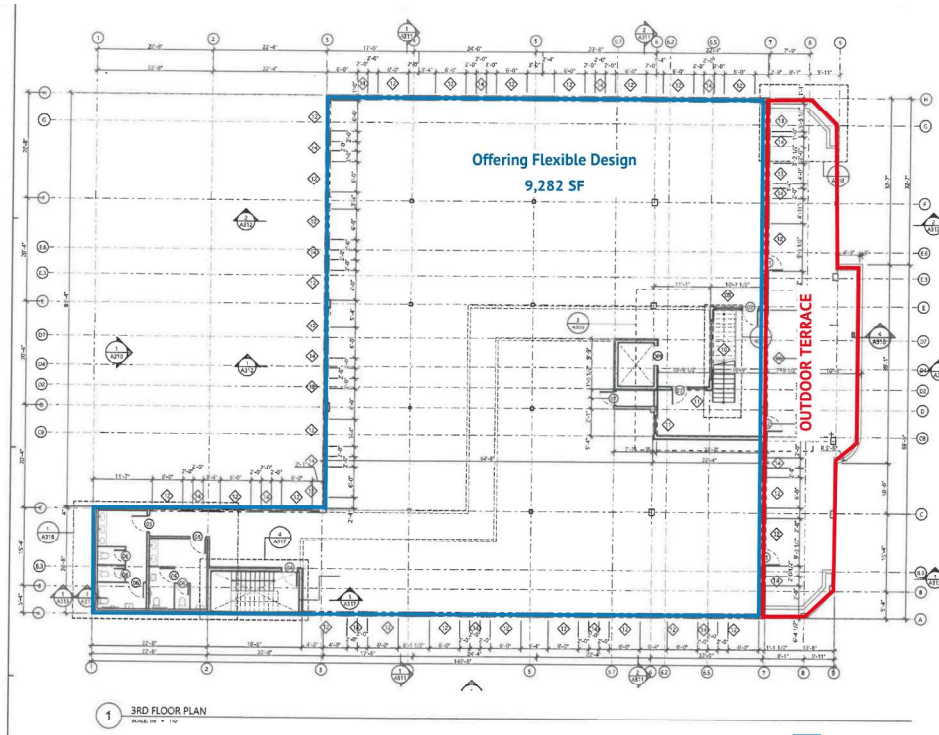
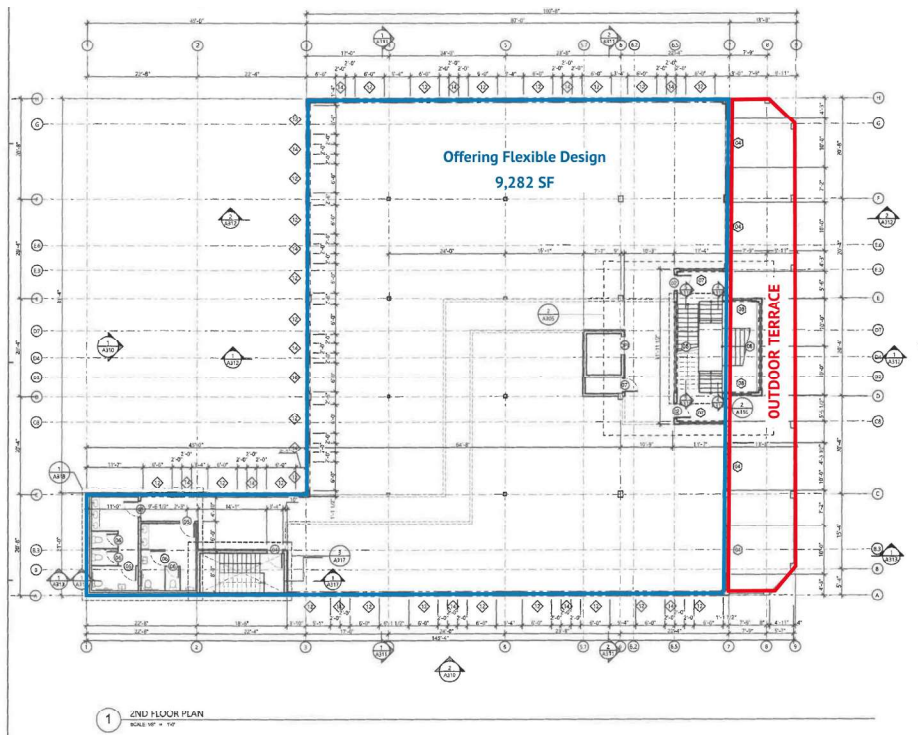
Up to 18,564 SF available
 Entire Floor Available
 rate: \$40.00 nnn



Atlantic Ocean Views from Office Terrace
 Unparalleled Location within Beaches Town Center
 Customizable Office Suites
 Full Time Valet Parking



CREATIVE OFFICE AVAILABILITY





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SHOPPES OF NORSHORE

BB&T Le Pain Perdu POE'S TAVERN Peppercorn CHOCOLATES

ONE OCEAN

198 Rooms

BEACHES TOWN CENTER

coop 303 H WHIT'S FROZEN CUSTARD made fresh daily Mezza restaurant & bar

F.D.'s OCEAN ∞ RAGTIME

JAX SURE COFFEE HAWKERS BEER PROJECT TURTLE

SEAHORSE OCEANFRONT INN

38 Rooms

BEACHES TOWN CENTER

Southern Grounds Coffee Roasters bali BEACH BOUTIQUE M mbodyyoga

RED DAISY CLASSIC HOME FUN DRIFT

FIREHOUSE SUBS Ellen's KITCHEN

GameStop





CONTACT US



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