



## PROPERTY SUMMARY

This standalone building located on Mayport Rd offers versatile space suitable for retail, restaurant, or office use. Situated at a lighted intersection, it benefits from high visibility and accessibility. Ample parking is available both in the front and rear of the property, ensuring convenience for customers and clients. Ground lease opportunities are also available, providing flexibility for potential tenants. Don't miss out on the opportunity to establish your business in this prime location!

**Leasing Rate:** \$25/SF + NNN

**Available Space:** 4,248 Square Feet

**Lot Size:** 0.46 Acres

**Elias Hionides, Vice President**

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**NEIGHBORHOOD**

From Visit Jacksonville:

Today, visitors can experience fine dining, upscale accommodations, outdoor activities and more just steps from the ocean. From Henry Flagler’s Continental Hotel in the early 1900s to today’s upscale One Ocean Resort, you’ll find quiet beaches and activities to keep you on the move during your time in Atlantic Beach. With the nearby Beaches Town Center, this pedestrian-friendly area offers visitors nightlife while the nature-centric Hanna Park allows outdoor adventurers opportunities to explore the ocean, trails and waterways of Northeast Florida.

**SEE & DO**



**EAT & DRINK**



	1 Mile	3 Mile	5 Mile
<p>Total Population</p>	14,130	46,575	108,426
<p>Households</p>	5,104	17,648	41,832
<p>Average Household Income</p>	\$67,260	\$78,129	\$85,115

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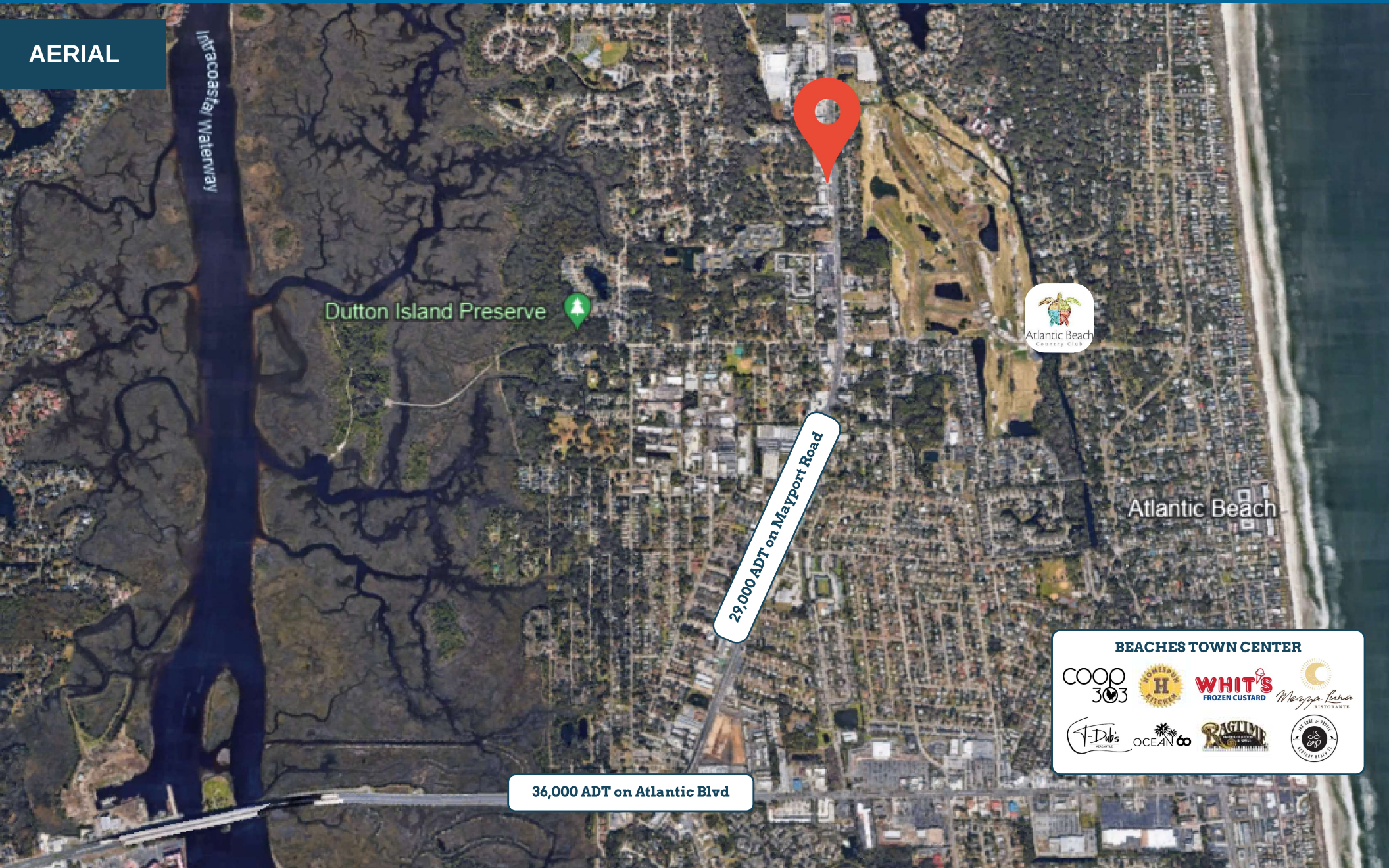
AERIAL



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AERIAL



Dutton Island Preserve



Atlantic Beach

29,000 ADT on Mayport Road

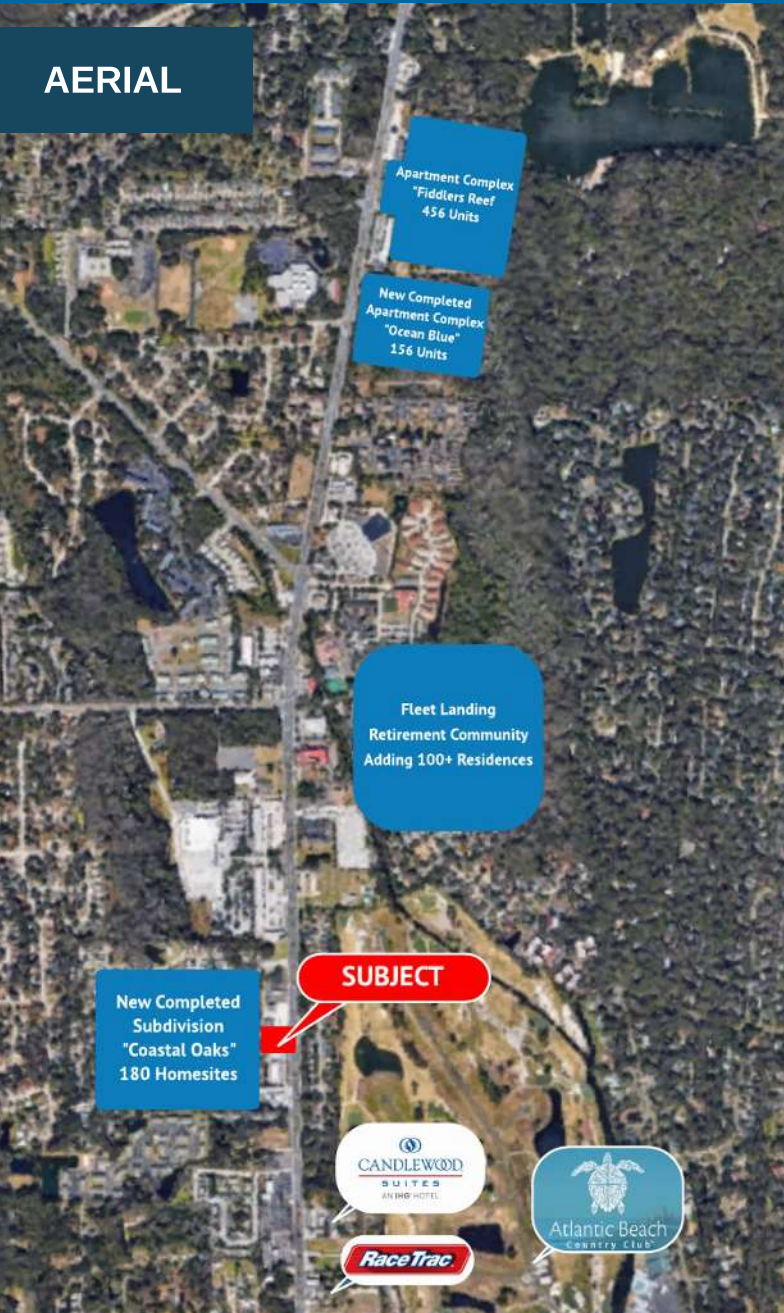
36,000 ADT on Atlantic Blvd

**BEACHES TOWN CENTER**

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**AERIAL**



Apartment Complex  
"Fiddlers Reef"  
456 Units

New Completed  
Apartment Complex  
"Ocean Blue"  
156 Units

Fleet Landing  
Retirement Community  
Adding 100+ Residences

New Completed  
Subdivision  
"Coastal Oaks"  
180 Homesites

**SUBJECT**



**NS MAYPORT**

Kathryn  
Abbey  
Hanna Park

- ▶ Mayport Road is the Corridor to the Second Largest Naval Base on the East Coast: Naval Station Mayport.
- ▶ 12 New Littoral Combat Ships Stationed at the Base
- ▶ NS Mayport New East Coast Home for the Basing and Maintenance of its New Drone Program
- ▶ Located East of the Intracoastal, it is still Considered a "Beaches Community"
- ▶ Over 600 New Residential Units Completed or Currently Under Construction Within 1 Mile of the Subject Property.



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