



**COLDWELL
BANKER
COMMERCIAL**

PREMIER PROPERTIES

FOR LEASE

NORTH JACKSONVILLE BEACH COMPLETELY RENOVATED OFFICE BUILDING

N/A

315 11th Ave N
Jacksonville Beach, FL 32250

AVAILABLE SPACE
Fully Leased

FEATURES

- Brand New 2018 Complete Renovation!
- Available for occupancy Immediately!

AREA

Located in Prime area in North Jacksonville Beach



OFFICE

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**COLDWELL BANKER COMMERCIAL
PREMIER PROPERTIES**

1750 Tree Blvd., Suite 7, Saint Augustine, FL 32084
904.827.1717



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315 11th Ave N, Jacksonville Beach, FL 32250

LEASE



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	N/A
Lot Size:	0.13 Acres
Year Built:	1962
Building Size:	3,405 SF
Renovated:	2018
Zoning:	JC-1

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PROPERTY OVERVIEW

Coldwell Banker Commercial - Premier Properties is pleased to present this North Jacksonville beach completely renovated and modernized office building. This property is in a remarkable location just a half block west of 3rd Street and North of Beach Blvd in beautiful Jacksonville Beach. There are many national tenants and retailers within walking distance from the property. 315 11th Avenue N is surrounded by both commercial and residential properties.

PROPERTY HIGHLIGHTS

- Brand New 2018 Complete Renovation!
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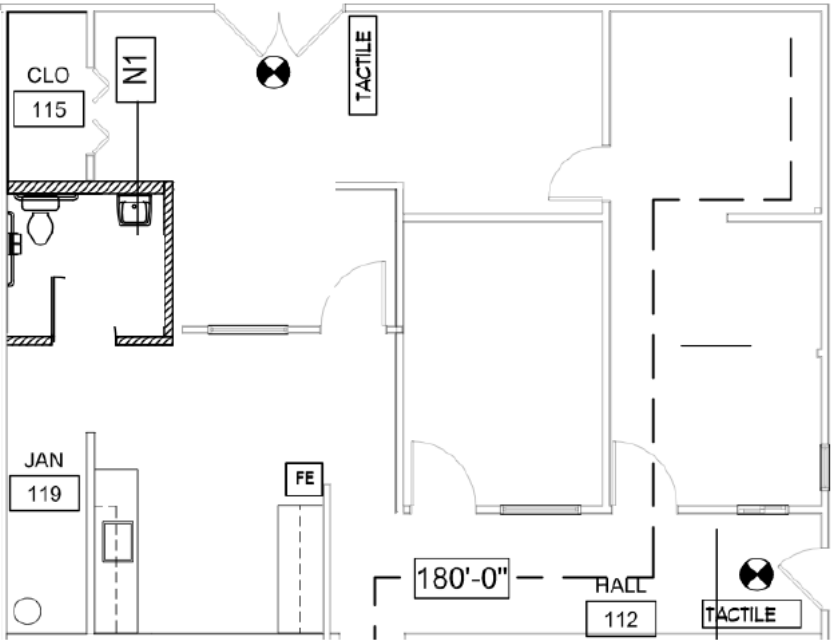
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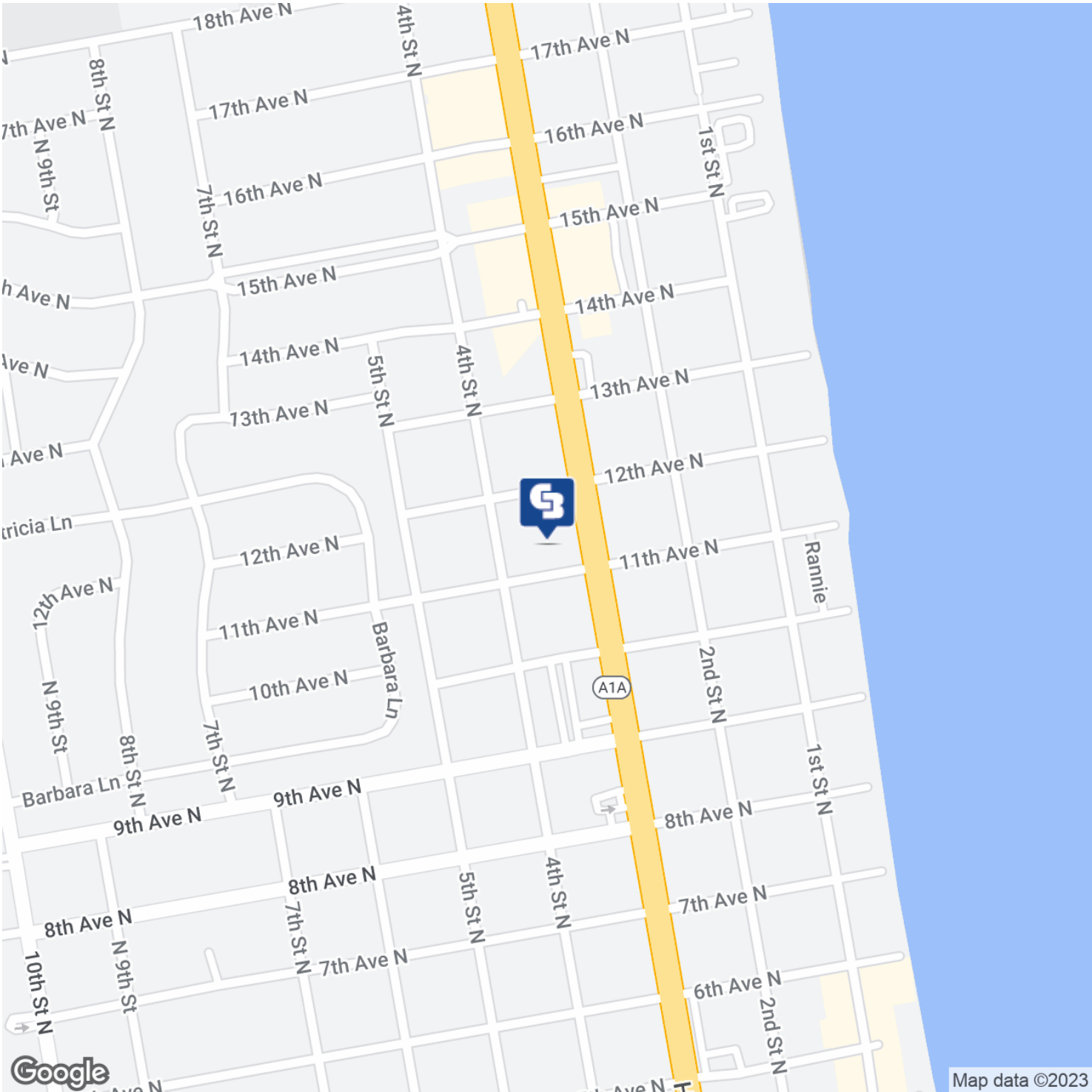
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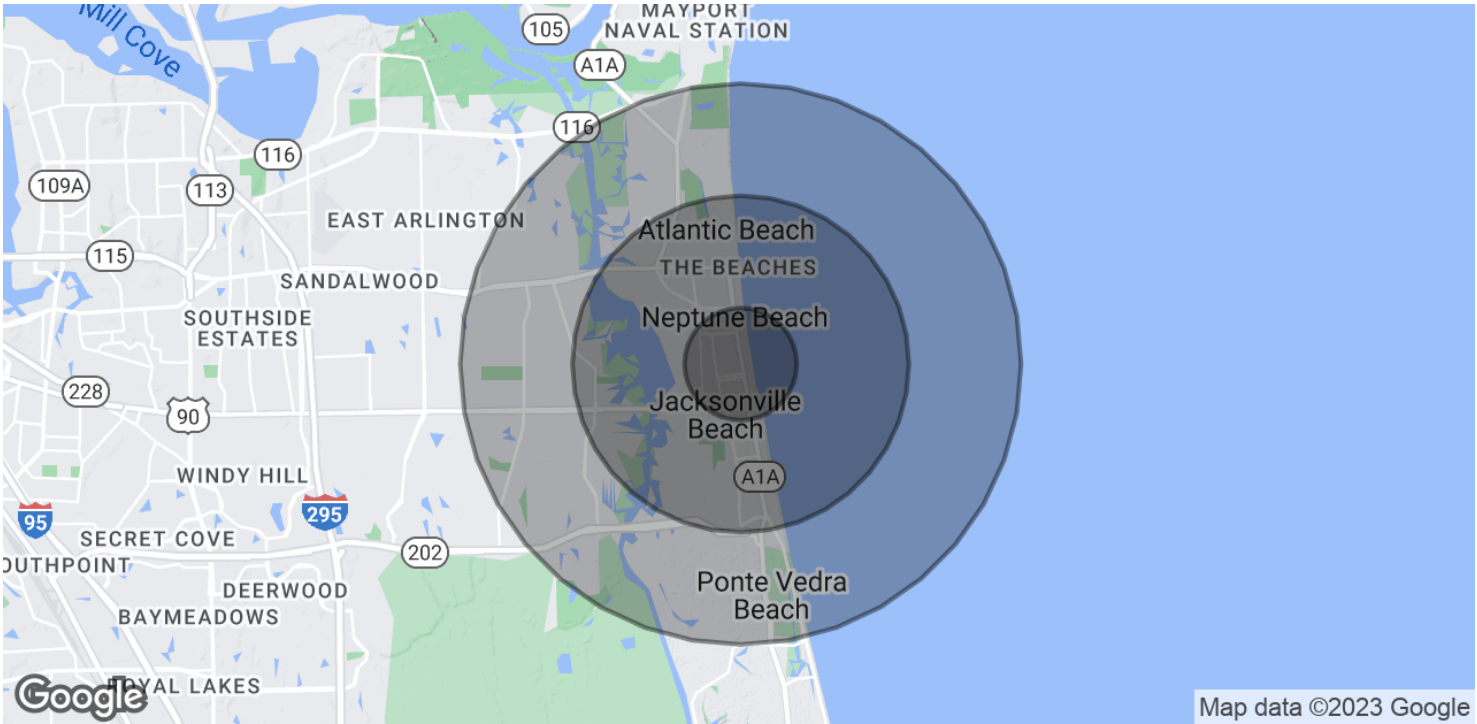
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,386	36,874	86,859
Average age	40.8	40.2	38.5
Average age (Male)	40.7	39.7	37.5
Average age (Female)	39.7	40.8	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,159	16,129	36,548
# of persons per HH	2.0	2.3	2.4
Average HH income	\$68,459	\$79,180	\$78,506
Average house value	\$345,181	\$354,731	\$322,264

* Demographic data derived from 2020 ACS - US Census

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