

# Jacksonville Beach Property For Sale with High Traffic Counts

426 N. 3rd St, Jacksonville Beach, FL 32250



## PROPERTY FEATURES

- + Retail or Office location For Sale
- + Building size 2,178 sf
- + Four (4) rentable units
- + Property size 6,500 sf
- + Traffic Count 3rd Street North (AADT - 35,500 cpd)
- + Jacksonville Beach Zoning (JC-1)
- + RE# 173861-0000
- + **Sale Price:** \$859,900.00
- + Call Cord: 904-465-1000 or Ronald: 904-616-1011 for more details.

| DEMOGRAPHICS (2023)   | 1-MILE    | 3-MILE    | 5-MILE    |
|-----------------------|-----------|-----------|-----------|
| Total Est. Population | 10,699    | 45,412    | 113,148   |
| Total Est. Households | 5,339     | 21,274    | 49,967    |
| Avg. Household Income | \$158,238 | \$159,177 | \$150,132 |
| Median Age            | 38.2      | 40.1      | 40.2      |



[CLICK TO VIEW DRONE VIDEO](#)

Listed Exclusively By:

**RONALD A. MCVAY** | Broker

**R. A. McVay, Inc.**

101 Marketside Avenue | Suite 404-270

Ponte Vedra, FL 32081

904-616-1101 | [ronaldamcvay@gmail.com](mailto:ronaldamcvay@gmail.com)

**CORDELL J. BUTLER** | Broker

**The Cordell Group, Inc.**

60 Ocean Boulevard | Suite 15

Atlantic Beach, FL 32233

904-465-1000 | [cord@thecordellgroup.com](mailto:cord@thecordellgroup.com)



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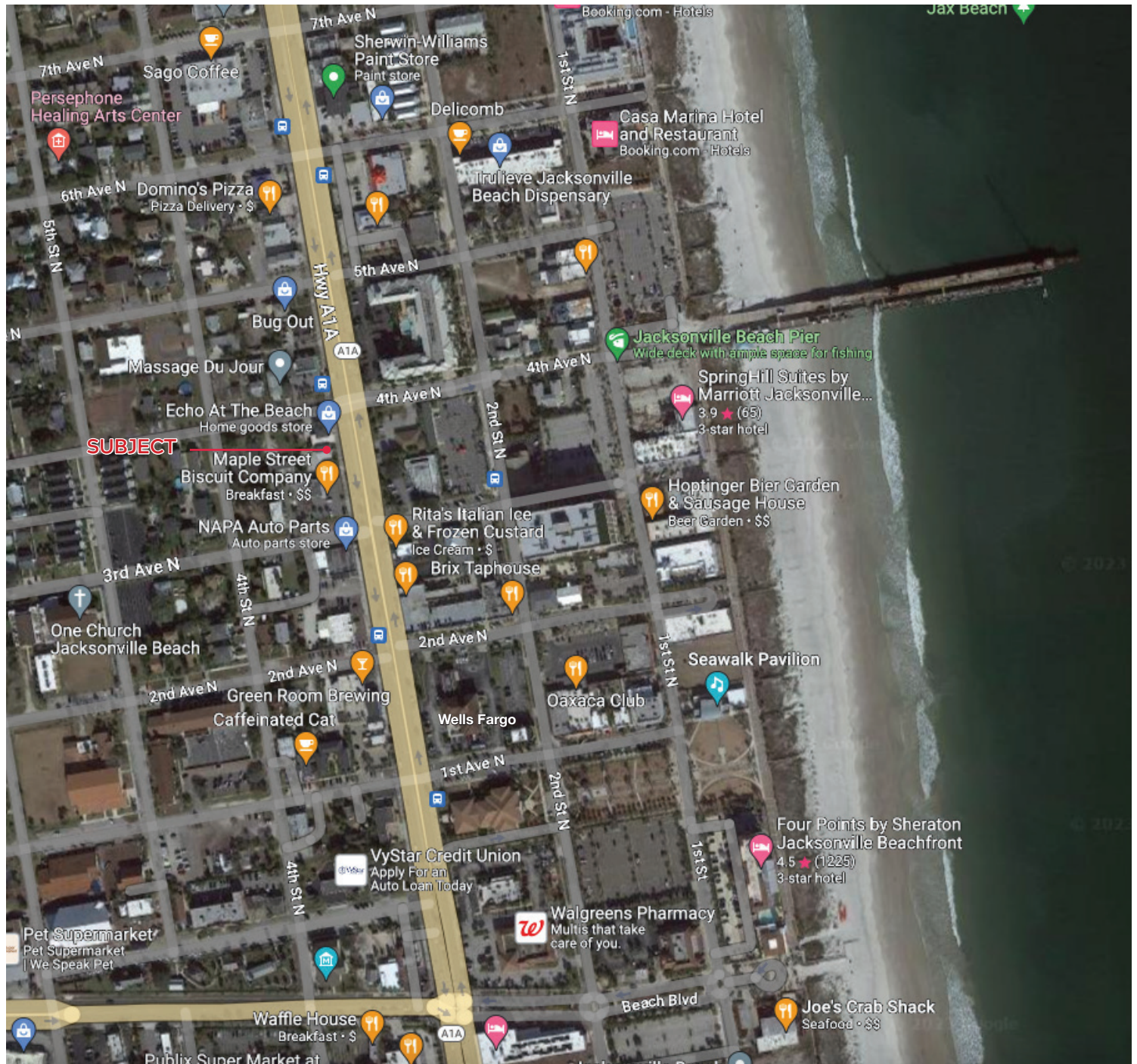
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