

NEPTUNE BEACH PROFESSIONAL OFFICE Badger Office Condominium

440-442 Third Street
Neptune Beach, Florida 32266

For Sale

Value – Add Opportunity

RICHARD T. MOREHEAD, P.A.
ATTORNEY

ADVANCED CHIROPRACTIC
NUTRITION CENTER



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[View Drone Video Online](#)



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BADGER OFFICE DETAILS

- **Location:** Along W. side of N. 3rd St. approximately 1,150' +- S. of Atlantic Boulevard In Neptune Beach
- **Sale Offering:** 5,000+- SF 3 unit office condo of a larger 10,200 +- SF Building. (North ½ of building)
- **Unit /Unit Sizes:**
440A: 1,250+-SF (Chiropractor)
440B: 1,250+- SF (Trucking Company)
442: 2,500+- SF (Financial Services Firm)
- **Utilities:**
Electric - Beaches Energy
Water - City of Neptune Beach
Sewer - JEA
- **Zoning:** NC-1 Commercial
- **Parking:** 39 striped + 2 HC
- **Gross Land Size:** 36,000+-SF
- **Price:** \$1,863,000.00 / \$380 SF
- **Annual Opex:** \$5.94 SF (Estimated)

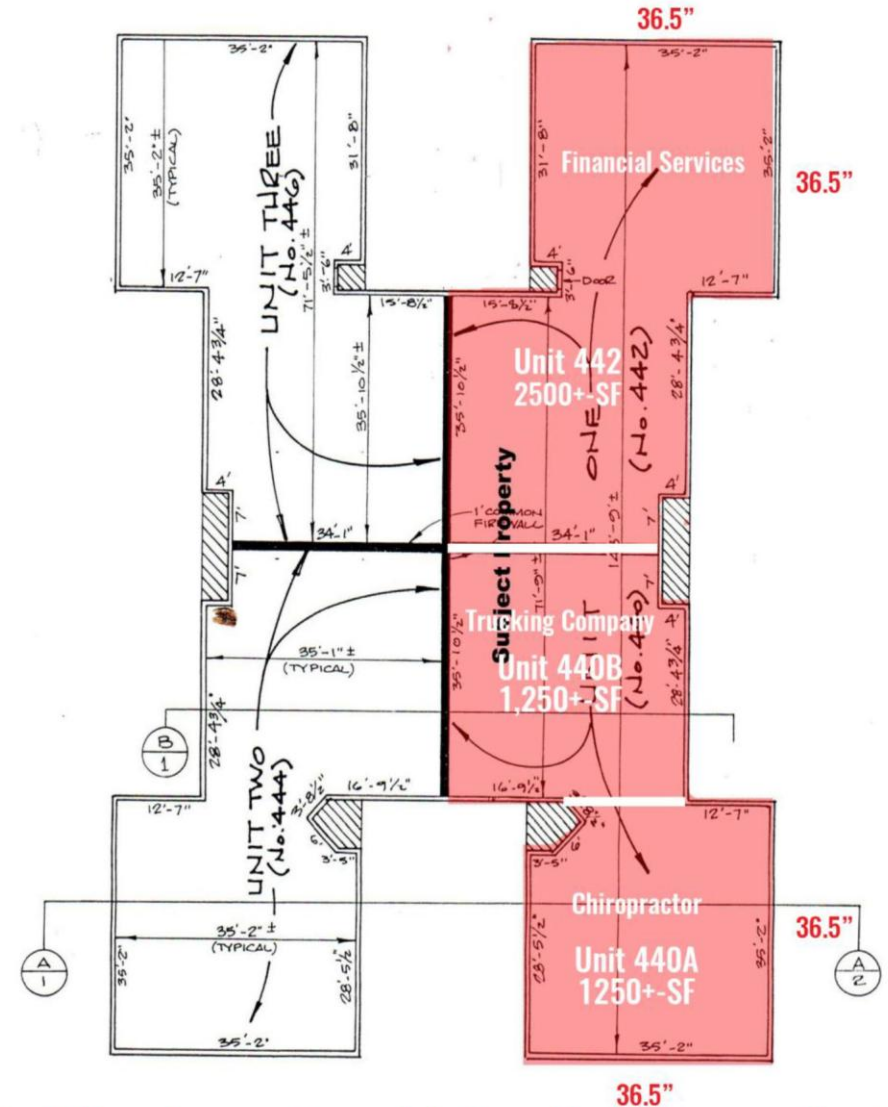
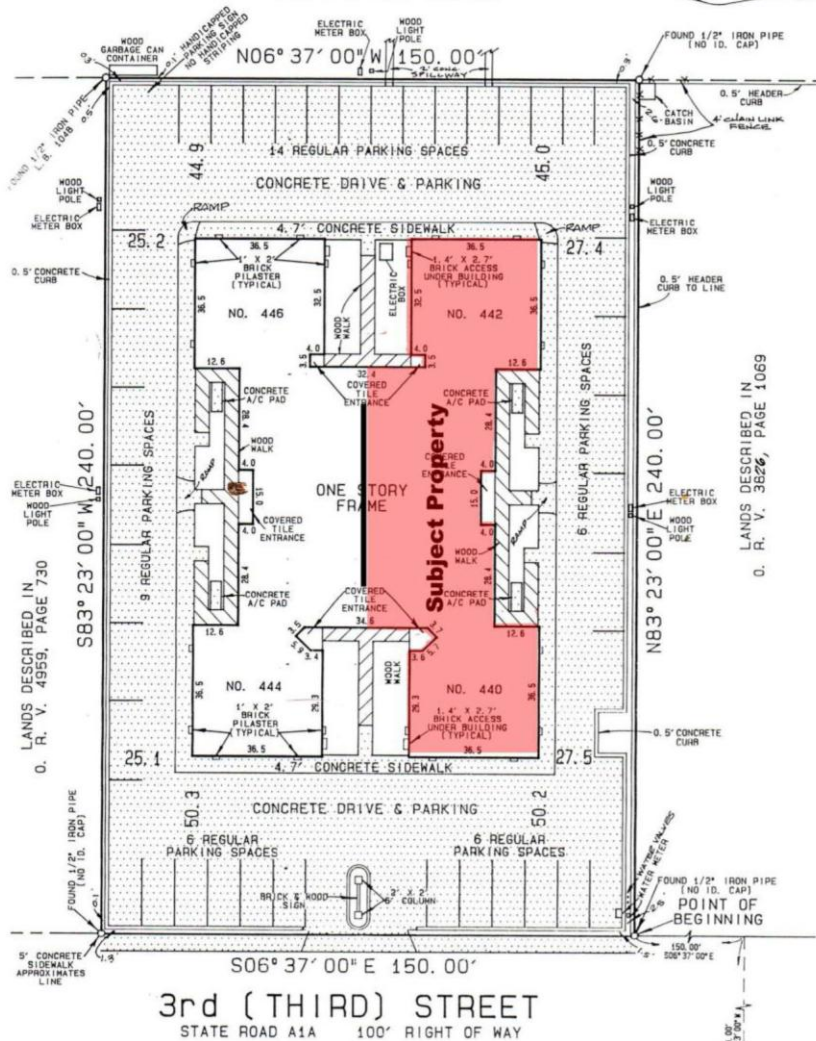




SITE PLAN | FLOOR DIAGRAM

BADGER BUILDING CONDOMINIUM A CONDOMINIUM

60' DRAINAGE RIGHT OF WAY
DEED BOOK 1700, PAGE 153



Building plans not provided - unit sizes are estimated

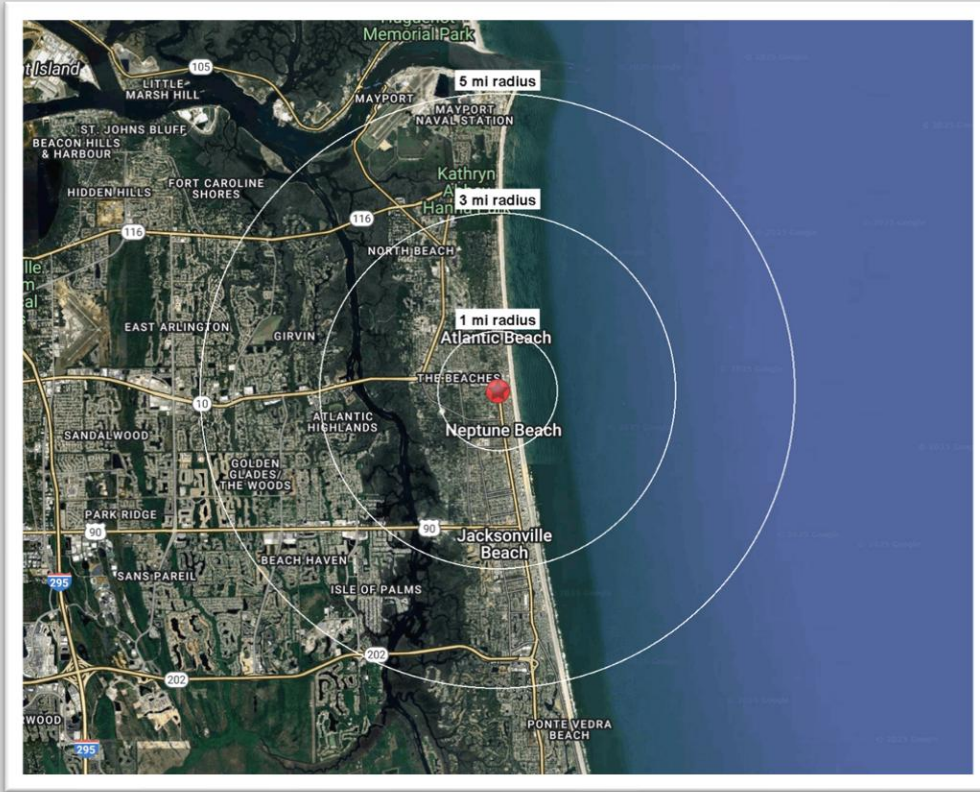


THE CORDELL GROUP
COMMERCIAL REAL ESTATE SERVICES

AREA DEMOGRAPHICS



440-442 Third Street, Neptune Beach, Florida 32266



	1 MILE	3 MILES	5 MILES
2025 Population	8,825	45,154	110,276
2029 Projected Population	8,936	46,519	116,795
2025 Total Households	4,074	20,639	46,890
2029 Projected Households	4,096	21,128	49,198
Average Household Income	\$186,798	\$151,972	\$150,297
2025 Median Age	44.4	42.8	40.3
2025 Total Housing Units	4,074	20,637	46,890
2025 Total Businesses	959	3,892	7,815



442 THIRD STREET



440A THIRD STREET

