NEPTUNE BEACH PROFESSIONAL OFFICE Badger Office Condominium





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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: 5,100+- 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: 2,600+- 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: \$1,938,000.00 / \$380 SF
- Annual Opex: \$5.94 SF (Estimated)



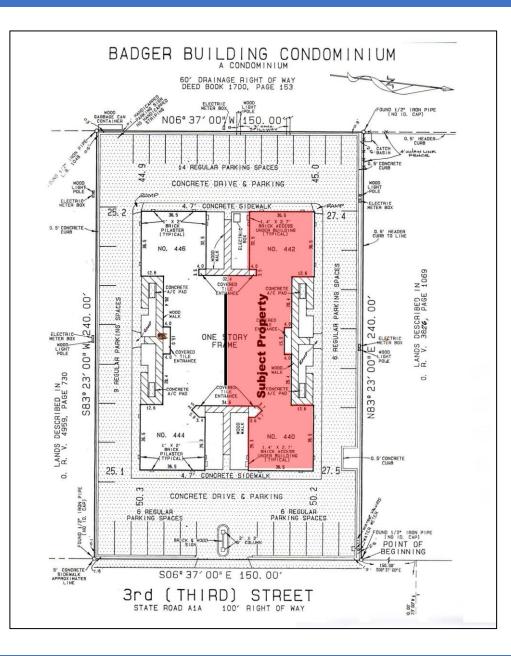


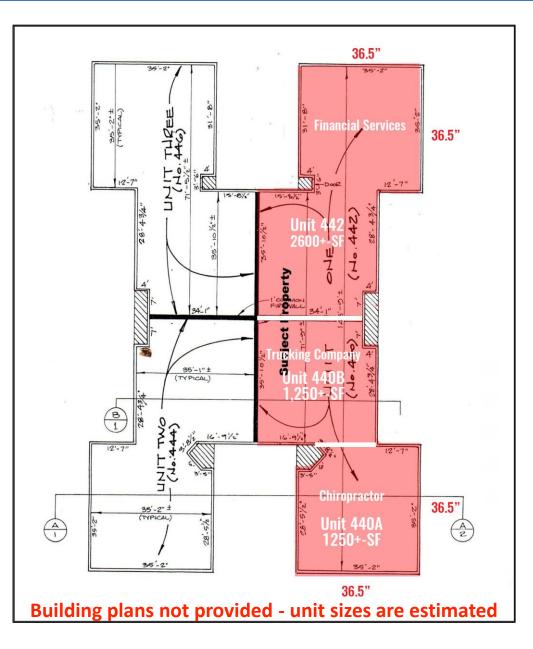
AERIAL





SITE PLAN | FLOOR DIAGRAM



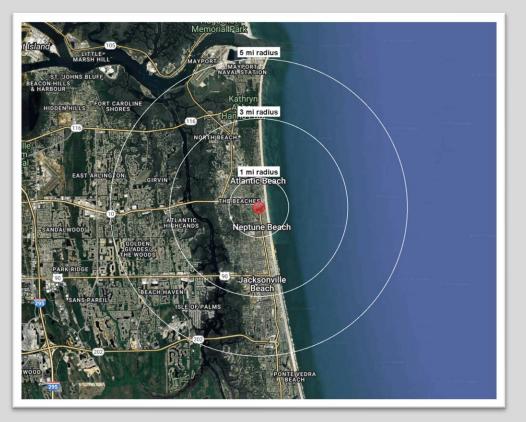




AREA DEMOGRAPHICS



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











