

NEPTUNE BEACH PROFESSIONAL OFFICE Badger Office Condominium

440-442 Third Street
Neptune Beach, Florida 32266

For Sale



Cord Butler
60 Ocean Blvd., Suite #15
Atlantic Beach, Florida 32233
Phone: (904) 465-1000
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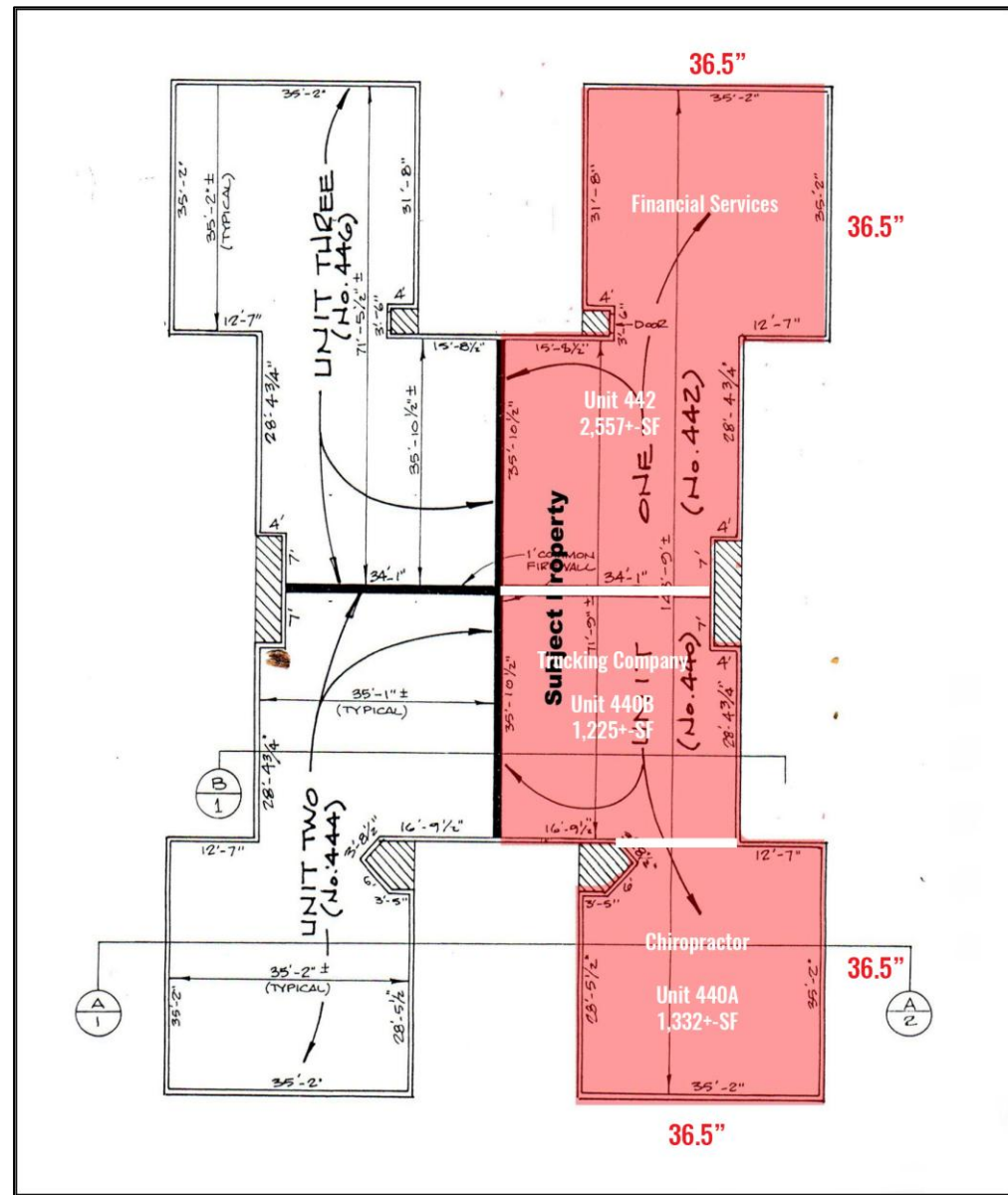
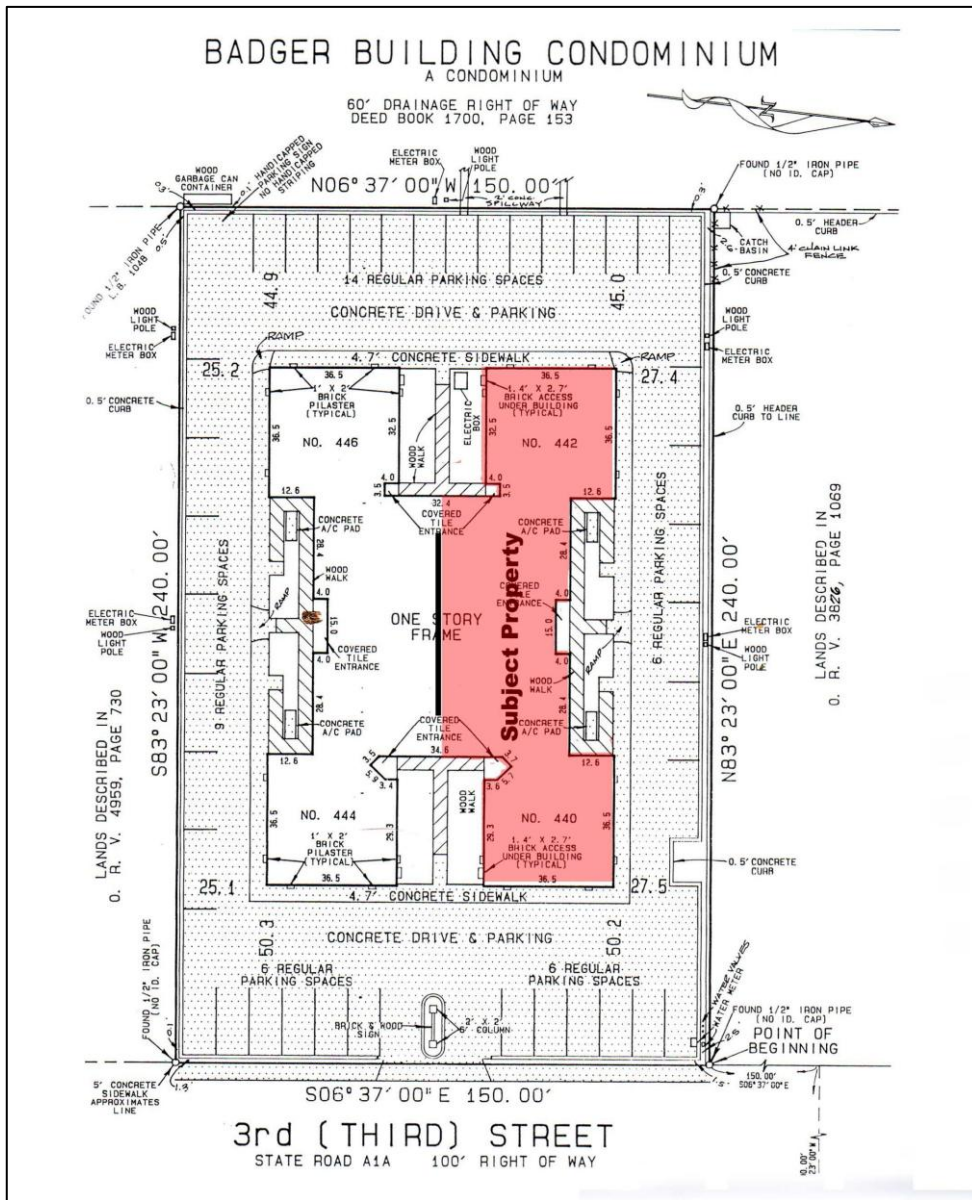
BADGER OFFICE DETAILS

- **Location:** Along W. side of N. 3rd St. approximately 1,150' +- S. of Atlantic Boulevard In Neptune Beach
- **Sale Offering:** 5,114+- SF office condo of a larger 10,200 +- SF Building. (North ½ of building)
- **Unit /Unit Sizes:**
440A: 1,332+-SF (Chiropractor)
440B: 1,225+- SF (Trucking Company)
442: 2,557+- 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
- **Annual Opex:** \$5.75 SF (Estimated)





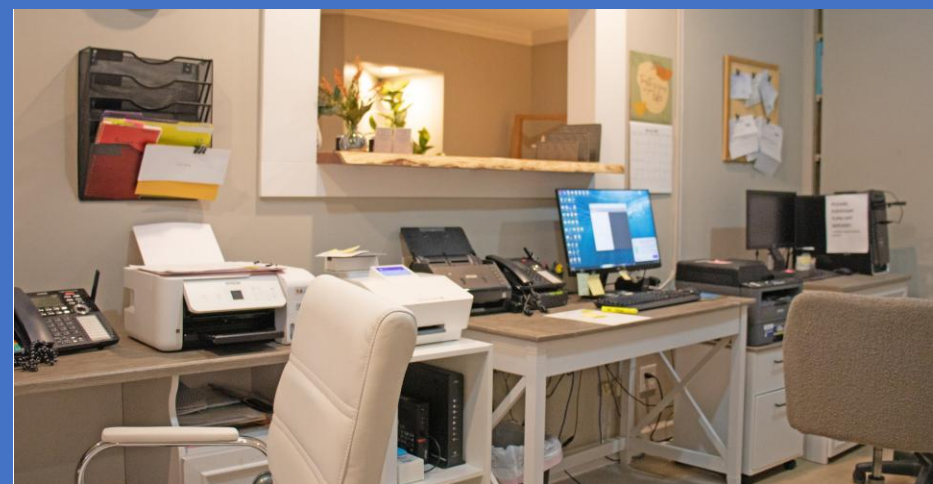
SITE PLAN | FLOOR DIAGRAM



442 THIRD STREET



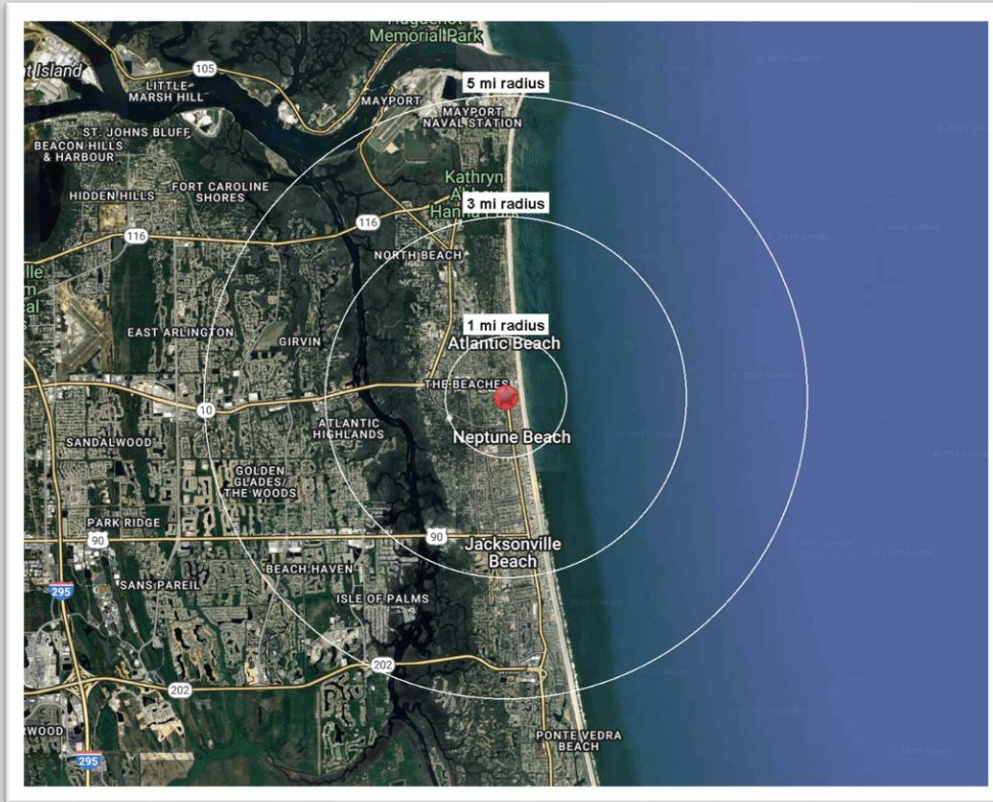
440-A THIRD STREET



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

