

RETAIL
FOR LEASE

Neptune Plaza

500-580 Atlantic Blvd., Neptune Beach, FL 32266



- **Available Spaces: \$35.00/SF NNN CAM: \$8.00/SF**
(may be combined +/-7,168 SF)
 - Suite 540: +/-3,204 SF
 - Suite 544: +/-3,965 SF

- Be part of Neptune Plaza, a premier shopping center perfectly positioned at the convergence of Atlantic Beach, Neptune Beach, and Jacksonville Beach
- First-generation space, warm shell delivery
- Anchored by Publix with the new POURS cafe/bar concept - a proven traffic driver. The center features a vibrant mix of top retailers/restaurants to include Bealls, Club Pilates and Yamasaki
- Located at Atlantic Blvd. & 3rd St. with traffic counts of 85,000+AADT combined
- High-visibility signage, ample parking, and multiple access points with excellent walk & bike-ability to the beach and Beaches Town Center
- Surrounded by an affluent, year-round customer base—with \$175K+ average HH income within 1 mile and over 110,000 people within 5 miles.



For Additional
Information Contact:

Kate Clifford
kate@strategicsites.com

John Clifford
john@strategicsites.com

Clay Weaver
clay@strategicsites.com



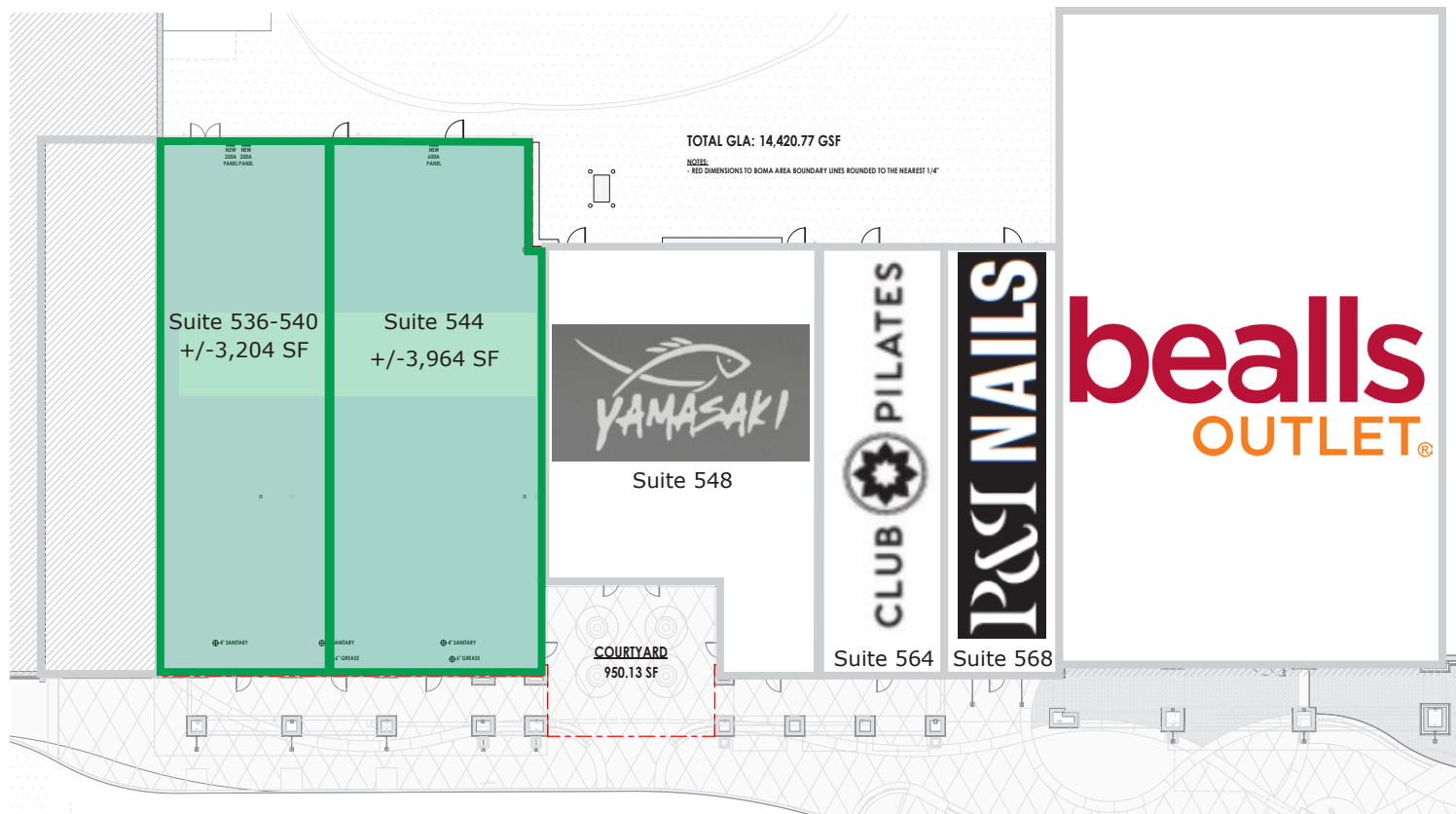
422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Site Plan

Suite #540: +/-3,204 SF
 Suite #544: +/-3,964 SF
 (may be combined +/-7,168 SF)



1 LEASING PLAN
1/8" = 1'-0"



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Aerial



2025 Demographics	Population	Average Households	Average Household Income	Daytime Total Employees
1 Mile	9,954	4,489	\$175,967	5,068
3 Mile	45,595	20,579	\$154,020	20,001
5 Mile	110,833	46,397	\$153,653	39,827

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