

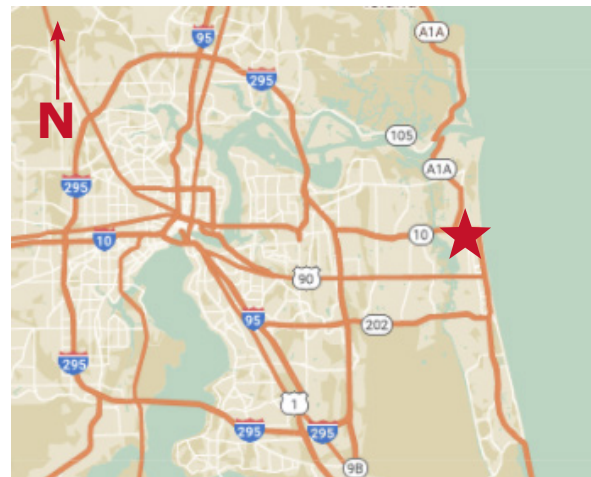
RETAIL SPACE
FOR LEASE

626 Atlantic Blvd., Neptune Beach, FL 32266

**Restaurant
with Drive-Thru**



- **Lease Rate: \$45.00/SF NNN**
- Space Available: +/-3,112 SF second generation restaurant with drive-thru
- Zoning: NC3
- Outparcel in Seminole Shoppes anchored by Publix
- On-site parking along with additional parking cross easement
- Excellent visibility and dedicated monument signage
- Located in the heart of Atlantic and Neptune Beaches



2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	11,672	49,050	120,068
Average HH Income	\$194,266	\$169,998	\$172,982
Daytime Total Employees	6,468	23,101	45,785



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

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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

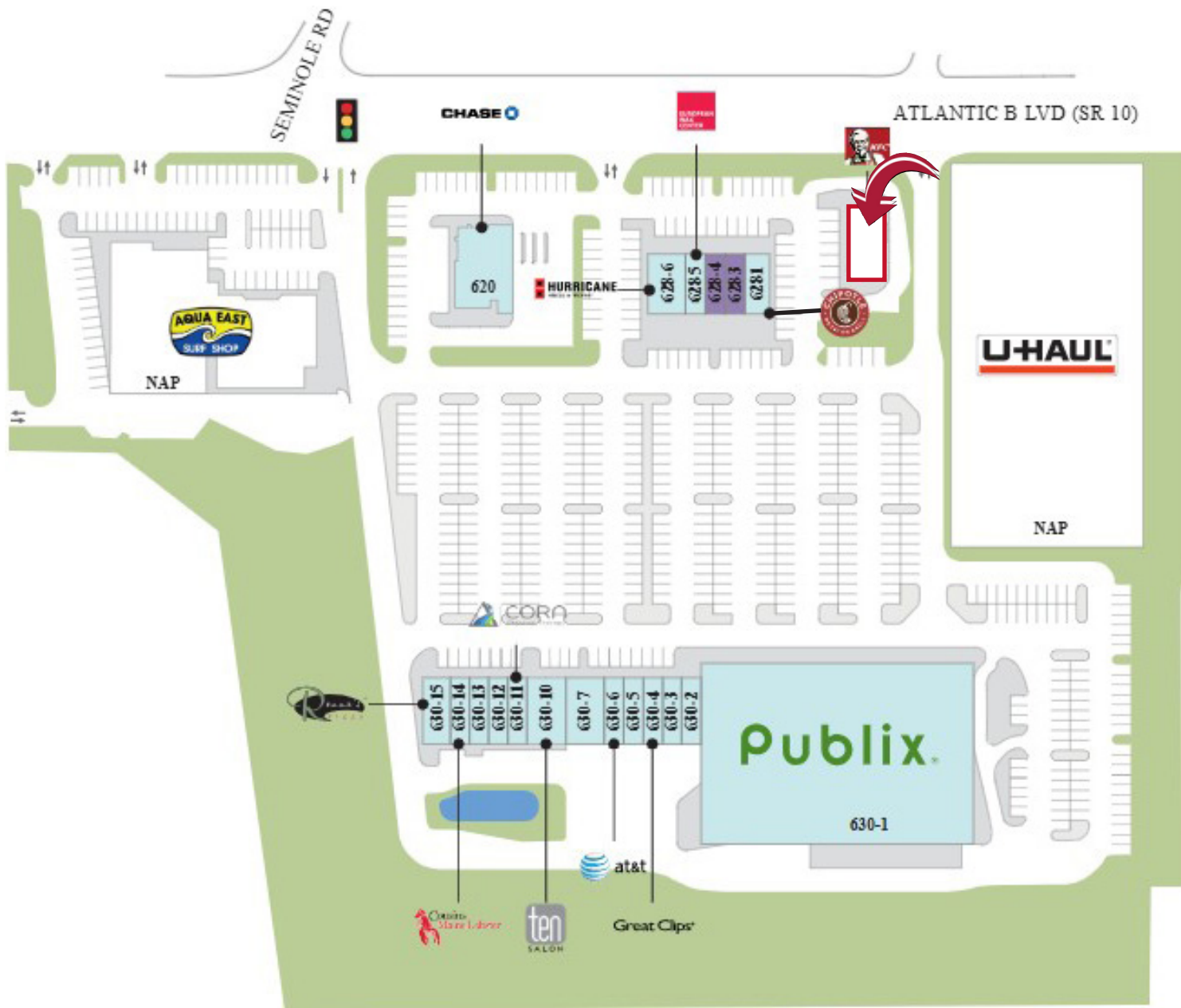


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Shopping Center



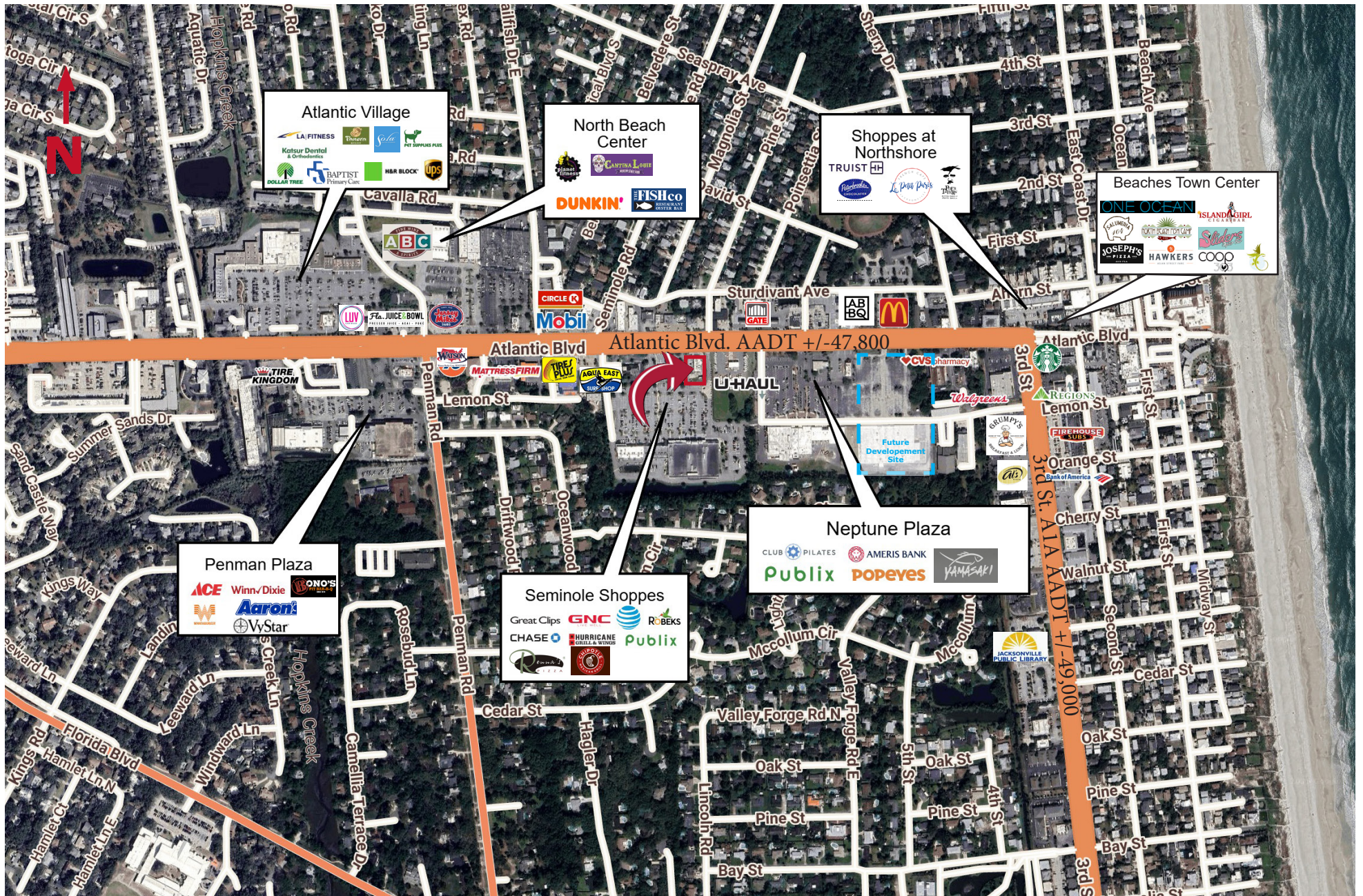
620	Chase	3,581
626	SUBJECT	3,112 SF
628-1	Chipotle Mexican Grill	2,100 SF
628-3		1,400 SF
628-4		1,260 SF
628-5	European Wax Center	1,400 SF
628-6	Hurricane Grill and Wings	2,940 SF
630-1	Publix	54,340 SF
630-2	Publix Liquors	1,400 SF
630-3	Neptune Cleaners	1,400 SF
630-4	Great Clips	1,050 SF
630-5	Luxury Nails & Spa	1,750 SF
630-6	AT&T	1,400 SF
630-7	Sage Dental	2,800 SF
630-10	Ten Salon	2,800 SF
630-11	Cora Physical Therapy	1,400 SF
630-12	Saltypaws Healthy Pet Market	1,400 SF
630-13	Tokyo Ramen & Sushi Burrito	1,400 SF
630-14	Cousins Maine Lobster	1,253 SF
630-15	Renna's Pizza	2,200 SF

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Aerial



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