

OFFICE/RETAIL
FOR LEASE

NORTH BEACH CENTER

725 Atlantic Blvd., Atlantic Beach, FL 32233



● **Space Available:**

-Suite 3 +/-1,680 SF Retail

-Open floor plan with ADA compliant restroom

-Suite 4 +/-1,680 SF Office/Retail (Available 30 days from Lease Execution)

-Floor plan includes two glass offices, 12X18 SF conference room, waiting area, open area with 7 large desks, breakroom with refrigerator, server/storage room
-Furniture can stay or go

-Suite 5 +/-1,680 SF Retail

-Open floor plan includes storage area with partitioned wall (may be removed)

● **Lease Rate: \$32.00/SF**

● **CAM: \$7.92/SF**

● Suites may be combined for +/-3,360 SF or +/-5,040 SF

● Shopping center (+/-58,153 SF) has great access, visibility and ample parking

● Tenants include: Cantina Louie, The Fish Company, Toasted Yolk Cafe, Organic Nails, Atlantic East Animal Clinic, and Curve Bridal

● Located in the heart of Atlantic and Neptune Beach's commercial corridor with excellent foot traffic. Just off Third Street/A1A



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

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OR

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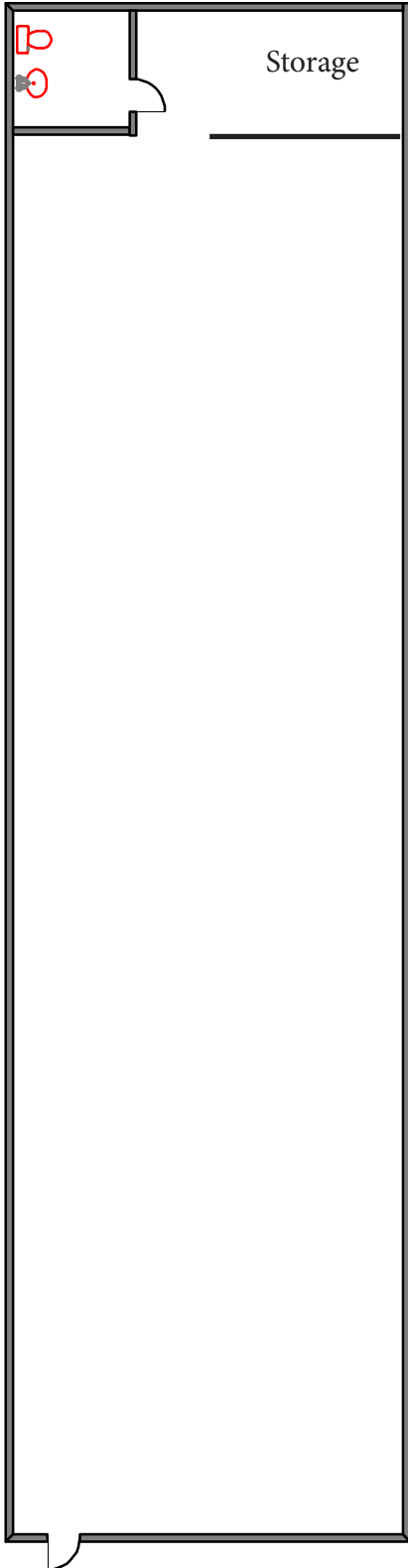
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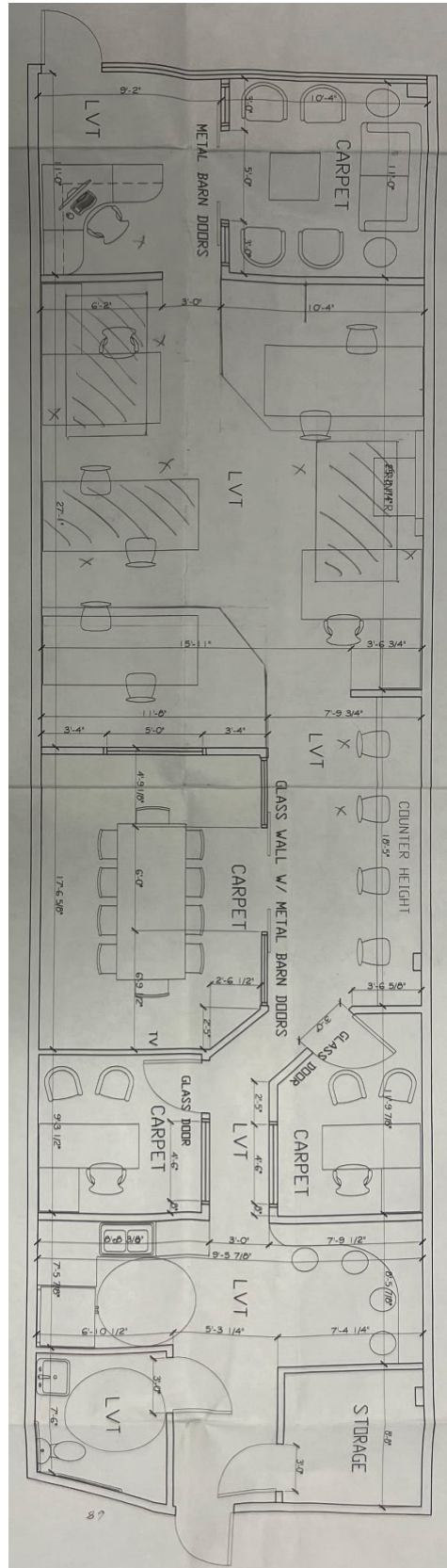
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Floor Plans

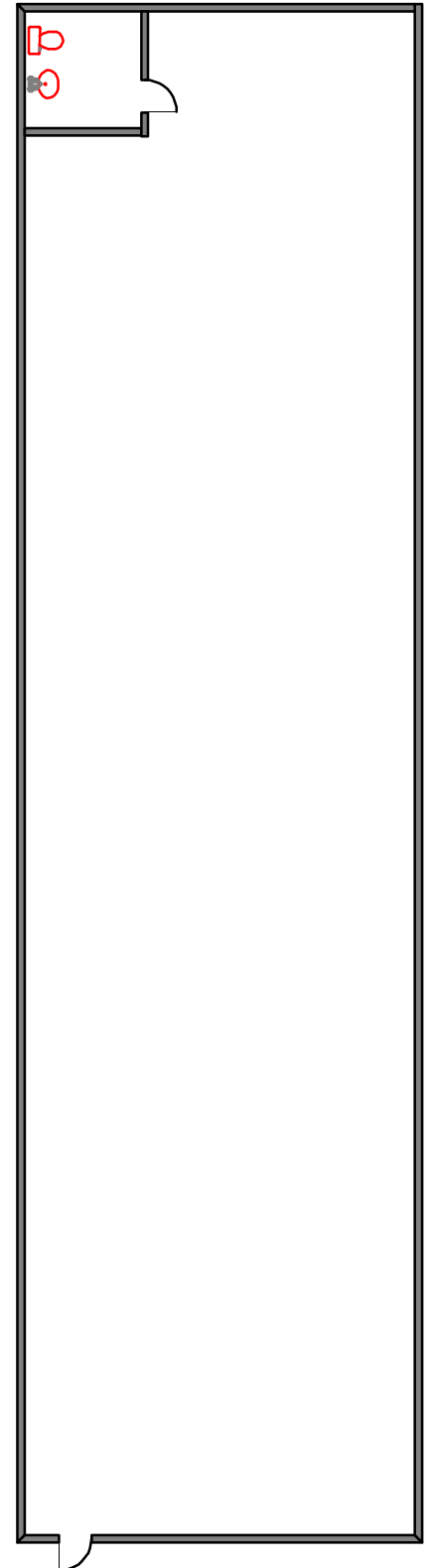
(may be combined for +/-3,360 SF or +/-5,040 SF)



Suite #5 +/-1,680 SF
*Floor plan not to scale

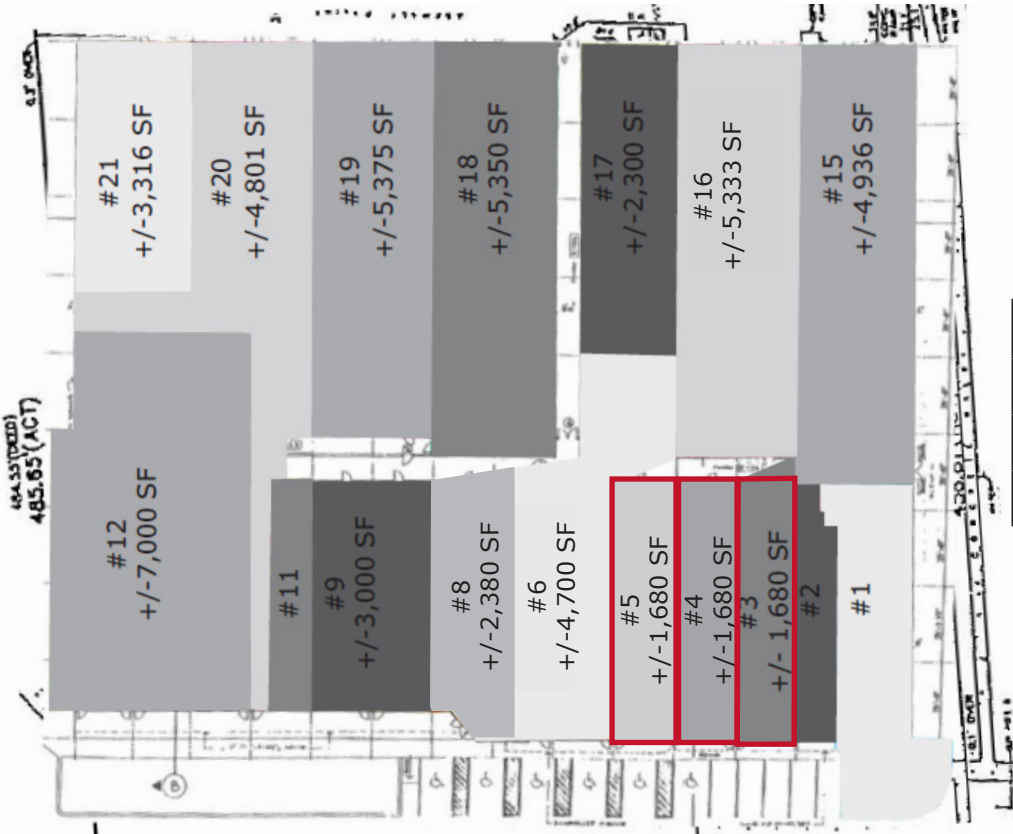


Suite #4 +/-1,680 SF

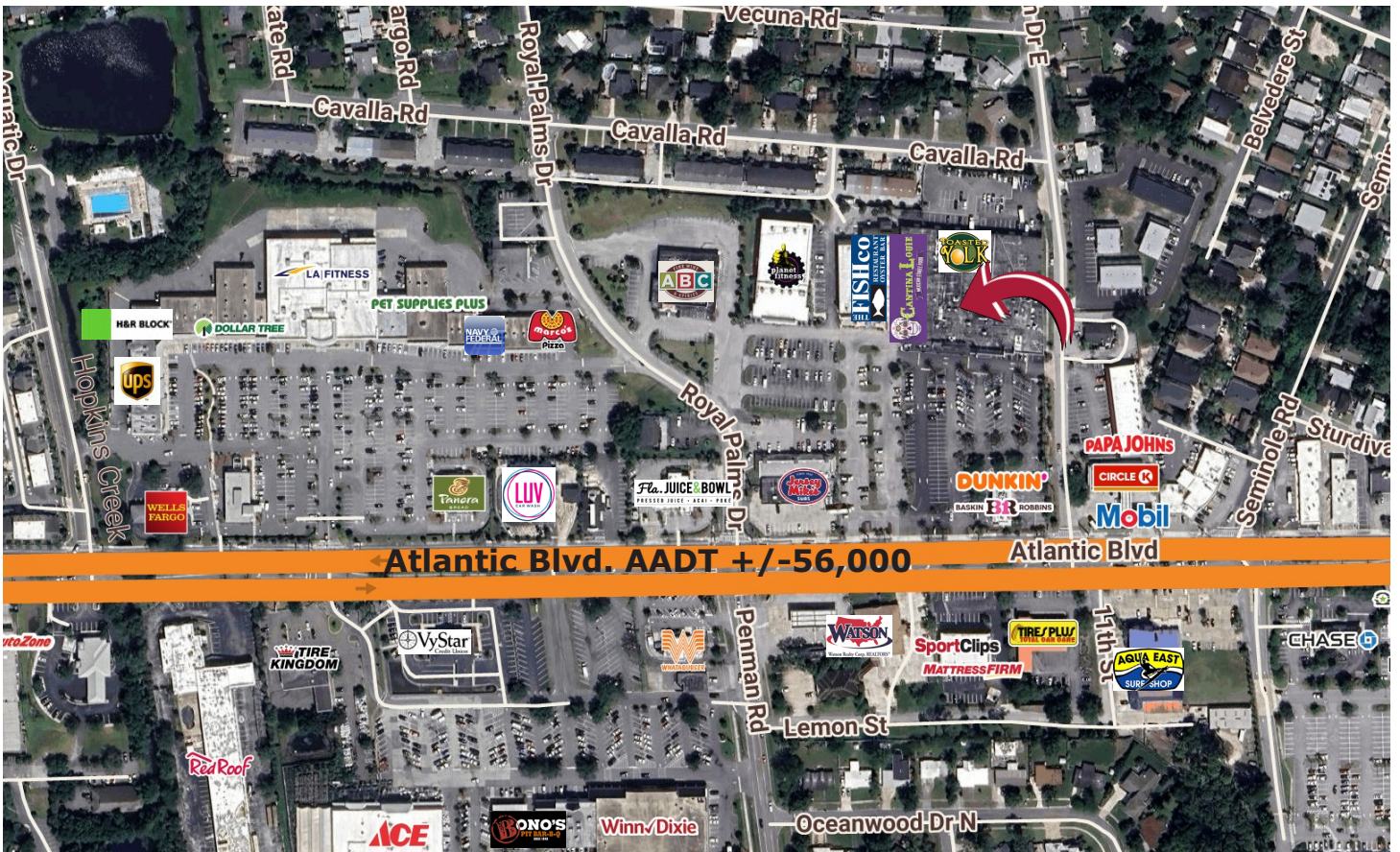


Suite #3 +/-1,680 SF
*Floor plan not to scale

Site Plan & Aerial



| 2025 Demographics | 1 Mile | 3 Mile | 5 Mile |
|----------------------|-----------|-----------|-----------|
| Estimated Population | 11,994 | 55,411 | 124,533 |
| Average HH Income | \$166,704 | \$152,815 | \$153,062 |
| Total Employees | 6,543 | 21,334 | 41,846 |



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