

Coastal Corridor Restaurant Opportunity

1401 Atlantic Boulevard Neptune Beach, FL 32266



FOR LEASE

\$ 30/SF

MATT DEMIR

BROKER

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Coastal Corridor Restaurant Opportunity

HIGHLIGHT & OVERVIEW

±38,400 AADT along Atlantic Blvd frontage with strong signage potential. Equipped with hood, venting, grease trap, and plumbing infrastructure. High-profile coastal corridor just minutes from the shoreline and favorable demographics



\$ 30/SF



Easy access to A1A, Penman Rd, and 3rd St



Onsite parking and delivery/service areas

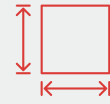



± 6,590 SF



Coastal Corridor Restaurant Opportunity



 ± 6,590 SF  \$ 30/SF

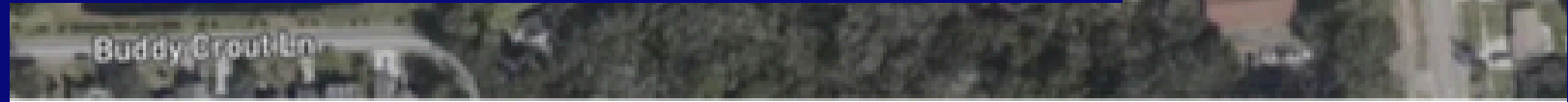


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households:	4,375	52,779	124,372
Total Population:	±10,047	±127,824	±301,420
Average HH Income:	±\$117,019	±\$115,013	±\$103,927



MAP OVERVIEW

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