

FOR SALE OR LEASE
 3227 Atlantic Boulevard
 Jacksonville, FL

Located just east of
 Beach Boulevard on
 Atlantic Boulevard in the
 St. Nicholas Area.
 Convenient to San Marco
 & Downtown

Traffic Count:
 32,000 Cars Per Day
 (Atlantic Bv)

Building Size:
 4543± square feet

Land Size:
 0.219± acres

Zoning:
 CRO

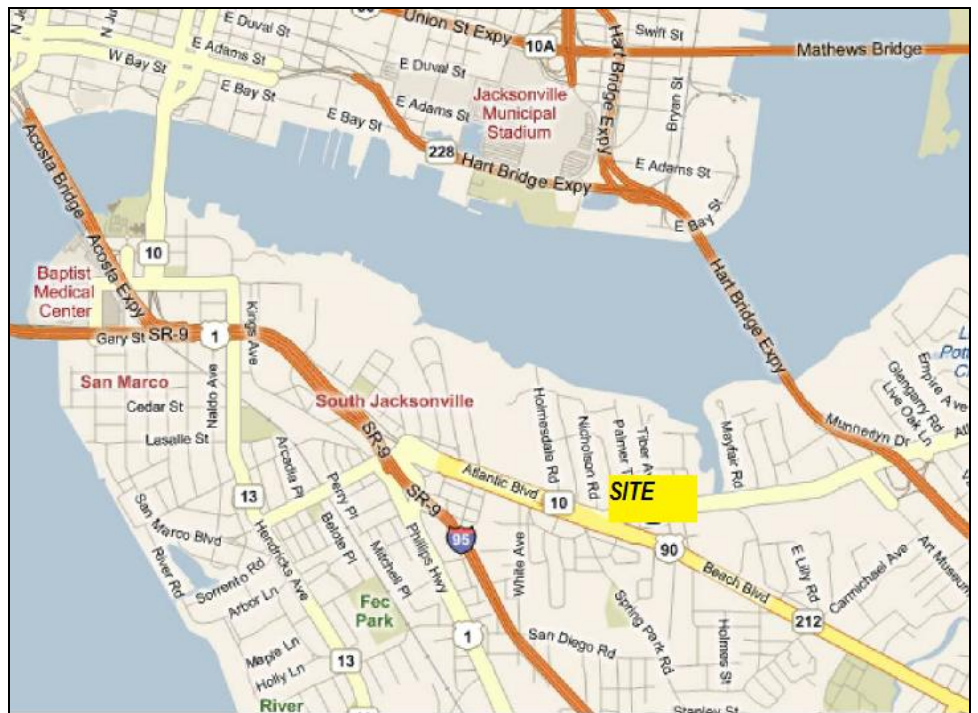
Sale Price: ~~\$295,000~~
REDUCED
\$245,000

Lease Rate: \$3200/month
 (gross)



Information provided is deemed
 to be accurate but is subject to
 errors and/or omissions

Commercial Building Available – Atlantic Blvd.



Demographics	1 Mile	3 Mile	5 Mile
2010 Total Population:	7,914	65,343	212,342
Average Age:	37.50	39.50	37.70
Median Household Inc:	\$40,231	\$39,944	\$40,292
Employees:	5402	102,372	179,119

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