



**BAKKAR**  
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# Jacksonville Beach, FL

## 3rd Street South Properties

Jacksonville Beach, Florida 32250

These three properties are located in the heart of the Jacksonville Beach community. With great visibility and access off 3rd Street these properties provide convenient shopping for locals, visitors and beach goers alike. Locals and tourists are drawn into Jacksonville Beach by the many outdoor venues such as Springing The Blues Festival, Seafood Festival, Sunday night movies at the Seawalk Pavillion, July 4th Firework spectacular, and many more exciting events.

### Tenants:

- Hertz Rent A Car
- Local flare businesses - Restaurants, Sandwich Shops, Spas, Dry Cleaners, Salons

### Benefits:

- Great location in a beach community
- On the main A1A corridor
- Great visibility and access



1102 3rd Street South



1011 3rd Street South

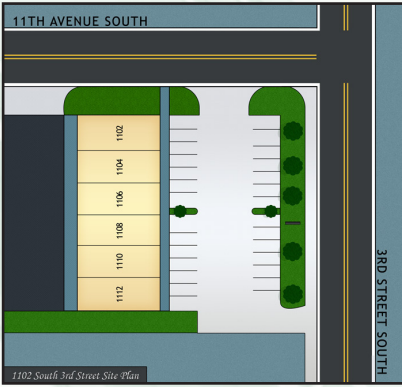


671 3rd Street South

320 N. 1st Street, Suite 706 • Jacksonville Beach, FL 32250  
Phone: 904.270.1970 • Fax: 904.270.1972 • [www.bakkargroup.com](http://www.bakkargroup.com)

# 3rd Street South Properties Jacksonville Beach, FL 32250

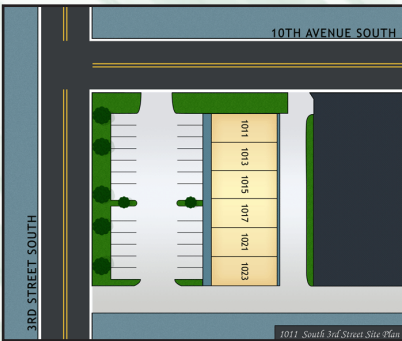
## Site Plans and Demographic Summaries



### 1102 3rd Street South

	DRIVE TIME		
	10 minutes	20 minutes	30 minutes
2010 Est. Population	8241	39,123	94,100
2010 Est. Average Age	42.40	41.40	39.30
2010 Est. Average Household Income	\$77,188	\$89,799	\$93,143

2010 Two Way Traffic Counts on 3rd Street (A1A) is 34,000



### 1011 3rd Street South

	DRIVE TIME		
	10 minutes	20 minutes	30 minutes
2010 Est. Population	8224	37,772	93,717
2010 Est. Average Age	42.30	41.50	39.20
2010 Est. Average Household Income	\$76,097	\$88,215	\$92,455

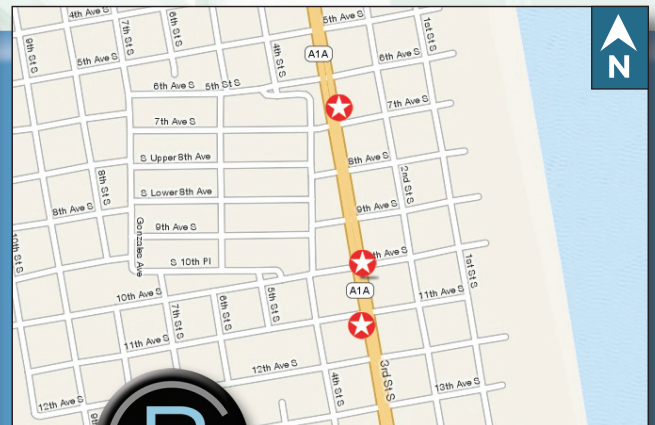
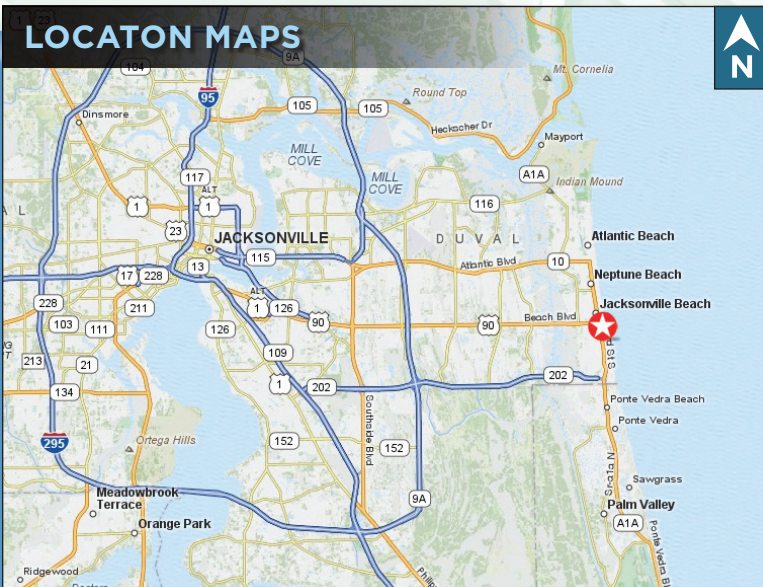
2010 Two Way Traffic Counts on 3rd Street (A1A) is 34,000



### 671 3rd Street South

	DRIVE TIME		
	10 minutes	20 minutes	30 minutes
2010 Est. Population	8240	37,632	94,997
2010 Est. Average Age	42.10	41.50	39.10
2010 Est. Average Household Income	\$71,895	\$87,019	\$91,819

2010 Two Way Traffic Counts on 3rd Street (A1A) is 34,000



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