HILLIS PROPERTIES
COMMERCIAL REAL ESTATE

1501 ATLANTIC BLVD
NEPTUNE BEACH, FL 32266
Retail or Restaurant w/ Drive Thru

For Sale: $1,650,000

Rare opportunity in Neptune Beach, one of Jacksonville's most desired beach town areas. A freestanding 2,307s.f. outparcel fronting the Tradewinds Plaza that is ideal for retail or a QSR style restaurant. This prime location has immediate frontage and signage to Atlantic Blvd ideal for success.

Demographics			
Traffic	37,500 daily vehicles		
Population	1 mi - 9,305	3 mi - 60,220	5 mi - 130,904
Income	1 mi - $113,414	3 mi - $112,543	5 mi - $114,558
Age	41.4	42.1	40.4

Property Information

- +/- 2,307 s.f.
- 0.3 acres corner lot
- built in 1987
- C-2 zoning
- Parcel ID #173424-0200
- Drive Thru window / bump out
- Ingress / Egress to Atlantic Blvd.
- 13 dedicated parking spaces
- Illuminated Monument Sign
- 10 tons HVAC
- Walk In Cooler / Freezer

Bob Hillis
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(904) 716 - 9060
bob@hillisproperties.com

Jason Diaz
Broker Associate
(317) 771 - 9091
jason@hillisproperties.com

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Site Photos

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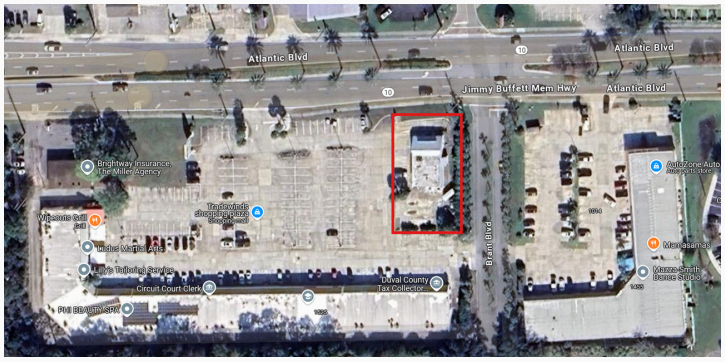
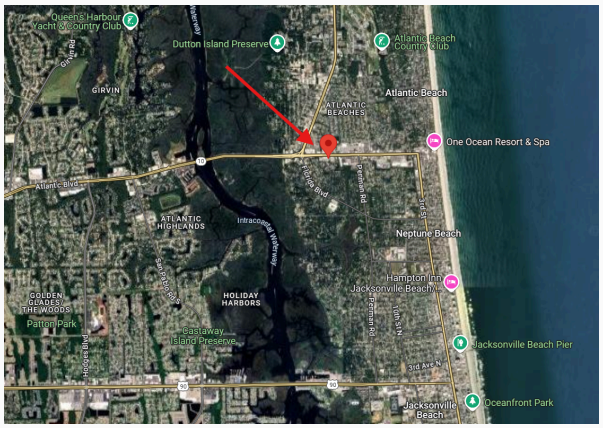
Site Photos & Floor Plan





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