



## DRONE VIDEO

- **30,000 SF** of retail & restaurant space with a **200 room** boutique hotel
- One of the **last developable parcels** in the area of Atlantic & Neptune Beach
- Access to over **400 parking spaces**
- **50,000 VPD** on two main arteries, Atlantic Blvd. & A1A
- Over **2.2 million** visitors to the beaches annually
- Trade area hotel occupancy averages **18% above the national average** and **15% above the State of Florida average**
- Delivery **early 2021**



# SALTWATER ROW



**FOR RETAIL LEASING INFORMATION:**

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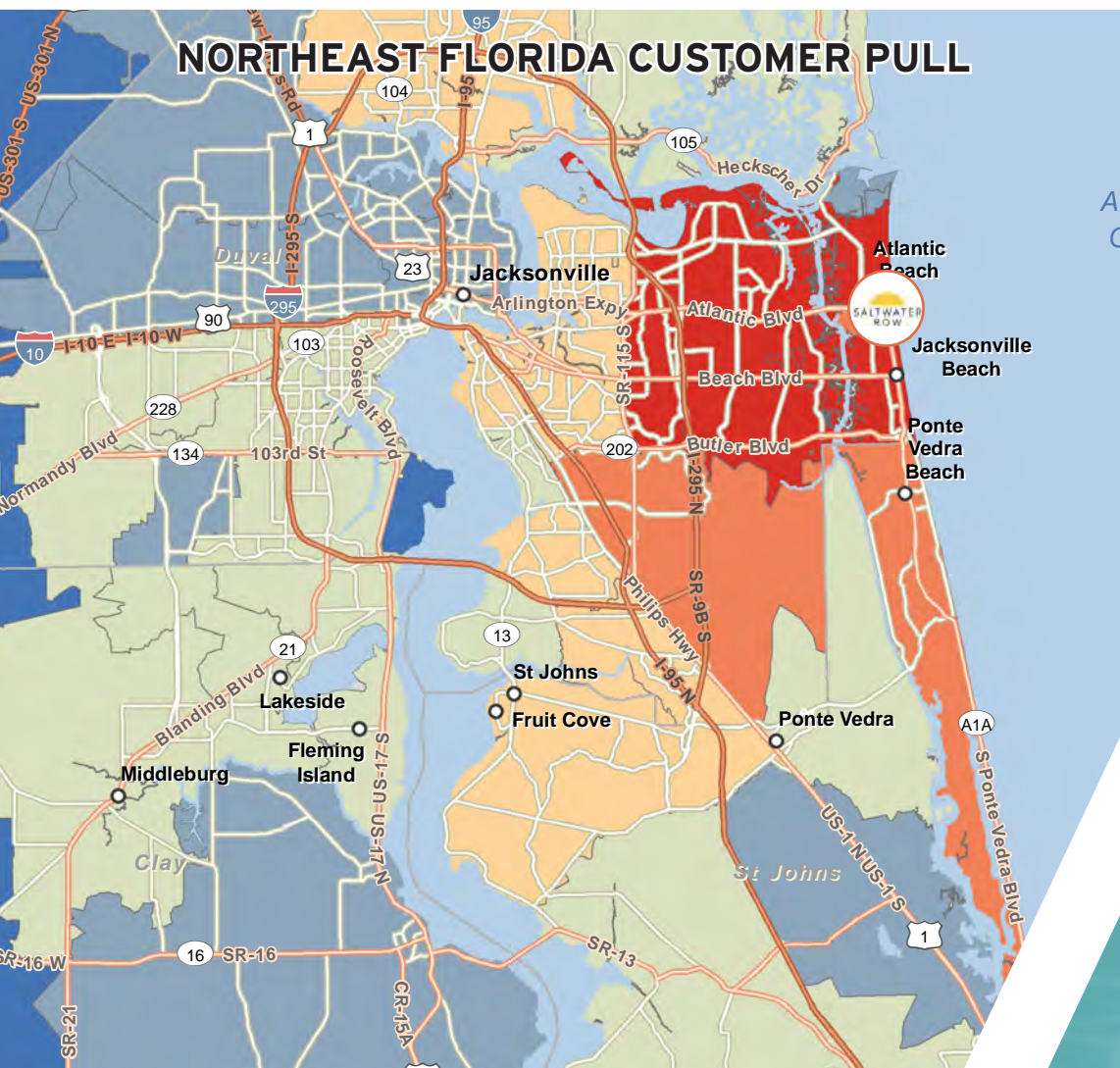
 **FranklinStreet**



## A SALTWATER ROW CUSTOMER IS

- Well educated
- Buys environmentally friendly products
- Prefers organic foods
- Values family time
- Actively participates in the community
- Enjoys listening to live music with friends

\*Esri data based upon U.S. Index segments



## 10 MINUTE DRIVE TIME DEMOGRAPHICS

Population 2019	133,838
Population Family	76.4%
Average HH Income	\$105,285
HH Income \$100K + %	35.2%
Average Home Value	\$402,273
Education Bachelors Degree + %	43.3%

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Hotel PALMS  
EST. 1947

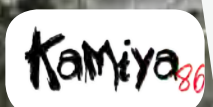
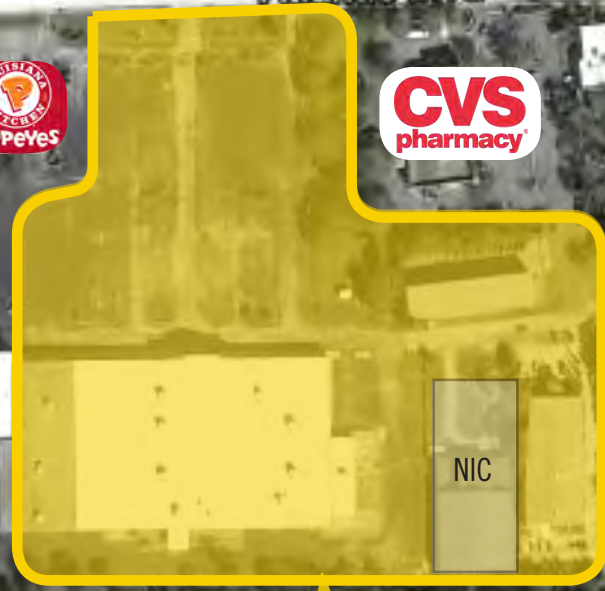
ONE OCEAN  
REMINGTON  
198 Rooms



ATLANTIC BLVD. 25,000 VPD



Seahorse Inn  
38 Rooms



HWY A1A  
25,000 VPD

**Beaches Town Center**




ATLANTIC BLVD. 25,000 VPD



BUILDING 1000			BUILDING 3000		
1001	Negotiating LOI	3,500	3001	Lease Pending	2,500
1002	Negotiating LOI	2,500	3002	Negotiating LOI	1,500
1003	Negotiating LOI	1,200	3003	Available	1,500
1004	Available	2,500	3004	Available	1,500
1005	Available	2,500	3005	Available	1,500
1006	Available	1,900	3006	Available	2,000
1007	Negotiating LOI	2,000	WAREHOUSE BUILDING		
BUILDING 2000			WH1	Available	10,000
2001	Available	4,500			

Additional Parking

EXISTING BLDG. TO REMAIN ±6,600 SF

LEMON STREET

WH 1  
10,000 SF

Phase II  
200 Hotel Rooms

Lucky's  
FARMERS MARKET

bealls  
OUTLET

AMERIS BANK POPEYES

CROSS PARKING ACCESS

PROPOSED RETENTION POND



**SALTWATER  
ROW**

**ABOUT NEPTUNE BEACH**

- A beachfront community at the northern end of the Jacksonville Beaches with 2.2 million visitors annually
- Locally known for the delicious foodie driven atmosphere with many chef driven concepts
- A sought after travel destination while still having a strong residential pull year round
- An area with higher than average household incomes (100K+)



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