

NEPTUNE BEACH PROFESSIONAL OFFICE Badger Office Condominium

440-442 Third Street
Neptune Beach, Florida 32266

For Sale

Value – Add Opportunity

RICHARD T. MOREHEAD, P.A.
ATTORNEY

ADVANCED CHIROPRACTIC
NUTRITION CENTER



Cord Butler

60 Ocean Blvd., Suite #15
Atlantic Beach, Florida 32233

Phone: (904) 465-1000

Email: cord@thecordellgroup.com



[View Drone Video Online](#)



Visit Our Website For Complete Listings

The information contained herein has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

BADGER OFFICE DETAILS

- **Location:** Along W. side of N. 3rd St. approximately 1,150' +- S. of Atlantic Boulevard In Neptune Beach
- **Sale Offering:** 5,000+- SF 3 unit office condo of a larger 10,200 +- SF Building. (North ½ of building)
- **Unit /Unit Sizes:**
440A: 1,250+-SF (Chiropractor)
440B: 1,250+- SF (Trucking Company)
442: 2,500+- SF (Financial Services Firm)
- **Utilities:**
Electric - Beaches Energy
Water - City of Neptune Beach
Sewer - JEA
- **Zoning:** NC-1- Commercial
- **Parking:** 39 striped + 2 HC
- **Gross Land Size:** 36,000+-SF
- **Price:** \$1,938,000.00 / \$380 SF
- **Annual Opex:** \$5.94 SF (Estimated)

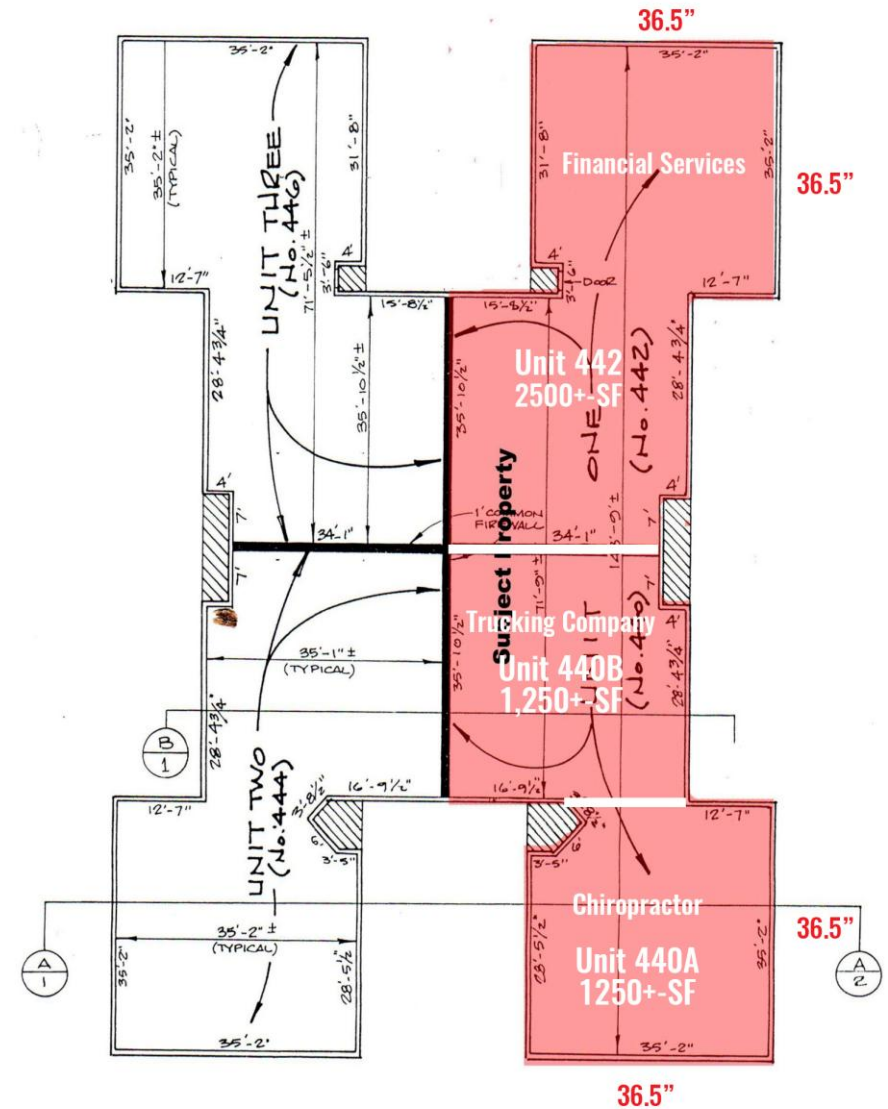
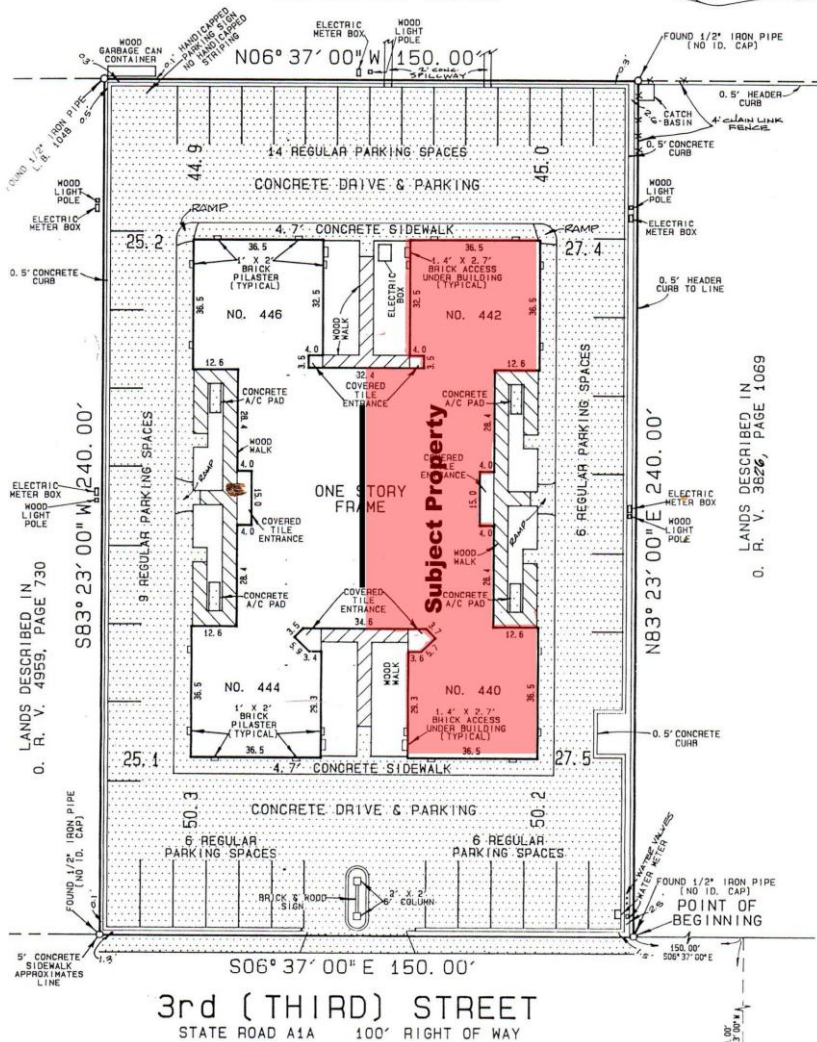




SITE PLAN | FLOOR DIAGRAM

BADGER BUILDING CONDOMINIUM A CONDOMINIUM

60' DRAINAGE RIGHT OF WAY
DEED BOOK 1700, PAGE 153



Building plans not provided - unit sizes are estimated

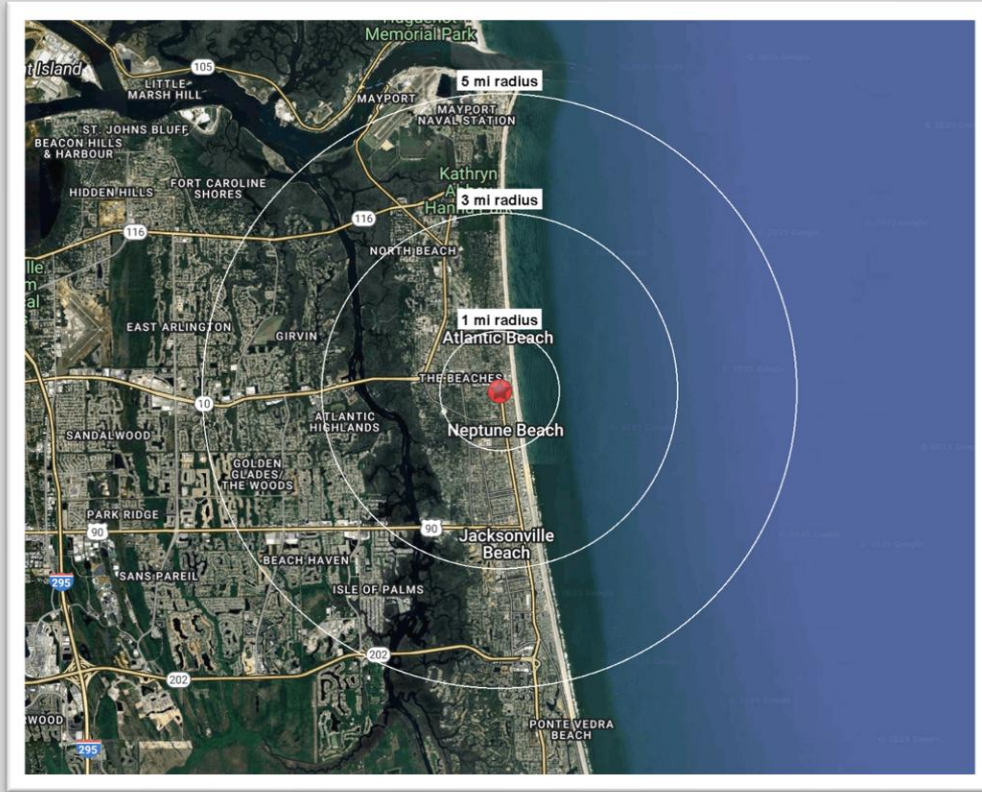


THE CORDELL GROUP
COMMERCIAL REAL ESTATE SERVICES

AREA DEMOGRAPHICS



440-442 Third Street, Neptune Beach, Florida 32266



	1 MILE	3 MILES	5 MILES
2025 Population	8,825	45,154	110,276
2029 Projected Population	8,936	46,519	116,795
2025 Total Households	4,074	20,639	46,890
2029 Projected Households	4,096	21,128	49,198
Average Household Income	\$186,798	\$151,972	\$150,297
2025 Median Age	44.4	42.8	40.3
2025 Total Housing Units	4,074	20,637	46,890
2025 Total Businesses	959	3,892	7,815



442 THIRD STREET



440A THIRD STREET

