



# THE WAVE CENTER

3304 BEACH BLVD  
JACKSONVILLE, FL 32207

Blair "Red" Greenlaw  
Regional Director | Senior Advisor  
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# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr (NNN)
Building Size:	15,008 SF
Available SF:	3,139 SF
Lot Size:	0.77 Acres
Zoning:	CCG-1
Market:	San Marco
Submarket:	Saint Nicholas
Traffic Count:	18,300
APN:	125200-0000

## PROPERTY OVERVIEW

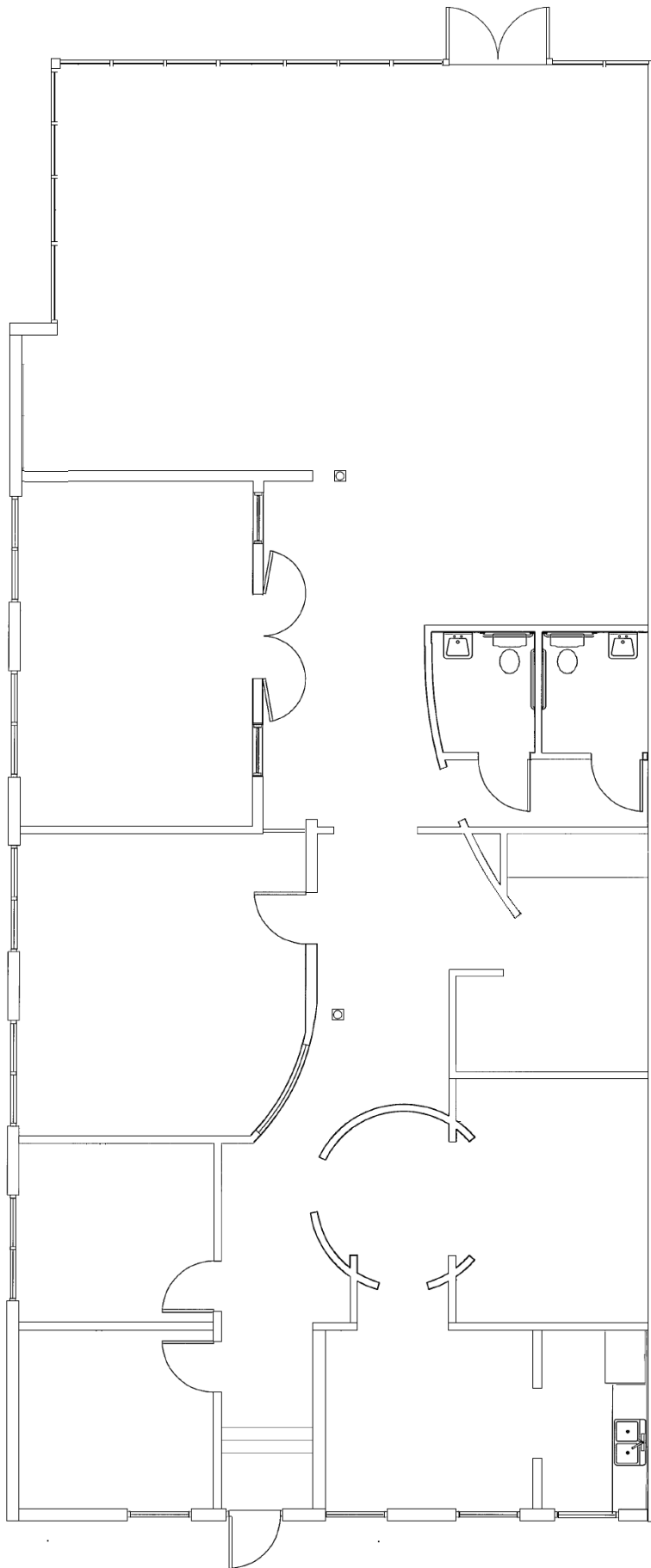
3,139 square feet of commercial space available. Ample parking and signage on the property. On the doorstep to San Marco. 2-5 year lease terms available. \$11.50/SF NNN.

### BEAUTIFULLY BUILT OUT SPACE JUST REMODELED

### LOCATED IN JACKSONVILLE'S NEWEST HOTSPOT

#### PERFECT FOR:

**RESTAURANT**  
**BREW PUB**  
**COFFEE SHOP**  
**COWORKING**  
**EVENT SPACE**  
**PROFESSIONAL OFFICES**  
**ETC.**



# SUITE 3304

TOTAL SPACE: 3,139 SQ FT

# Exterior



# Entry



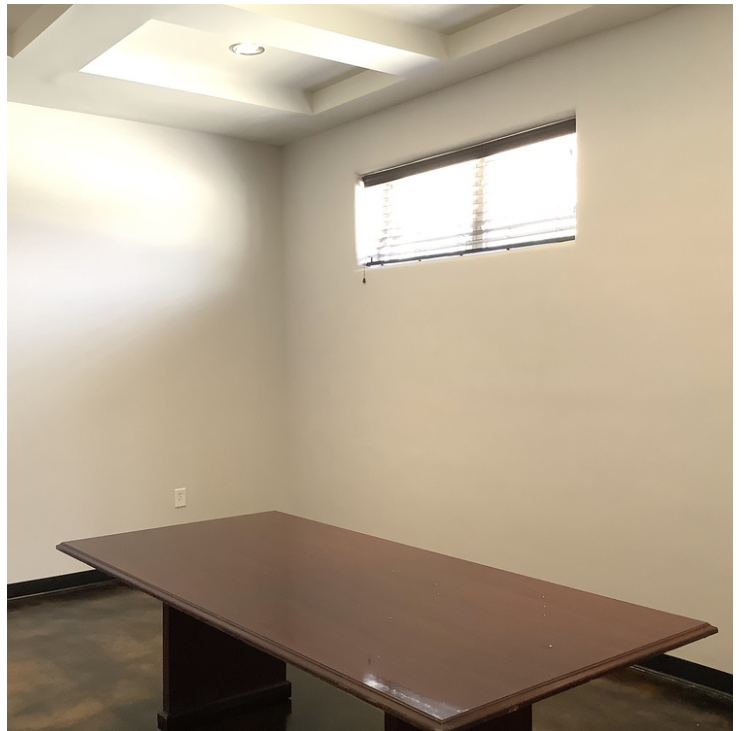
# Interior



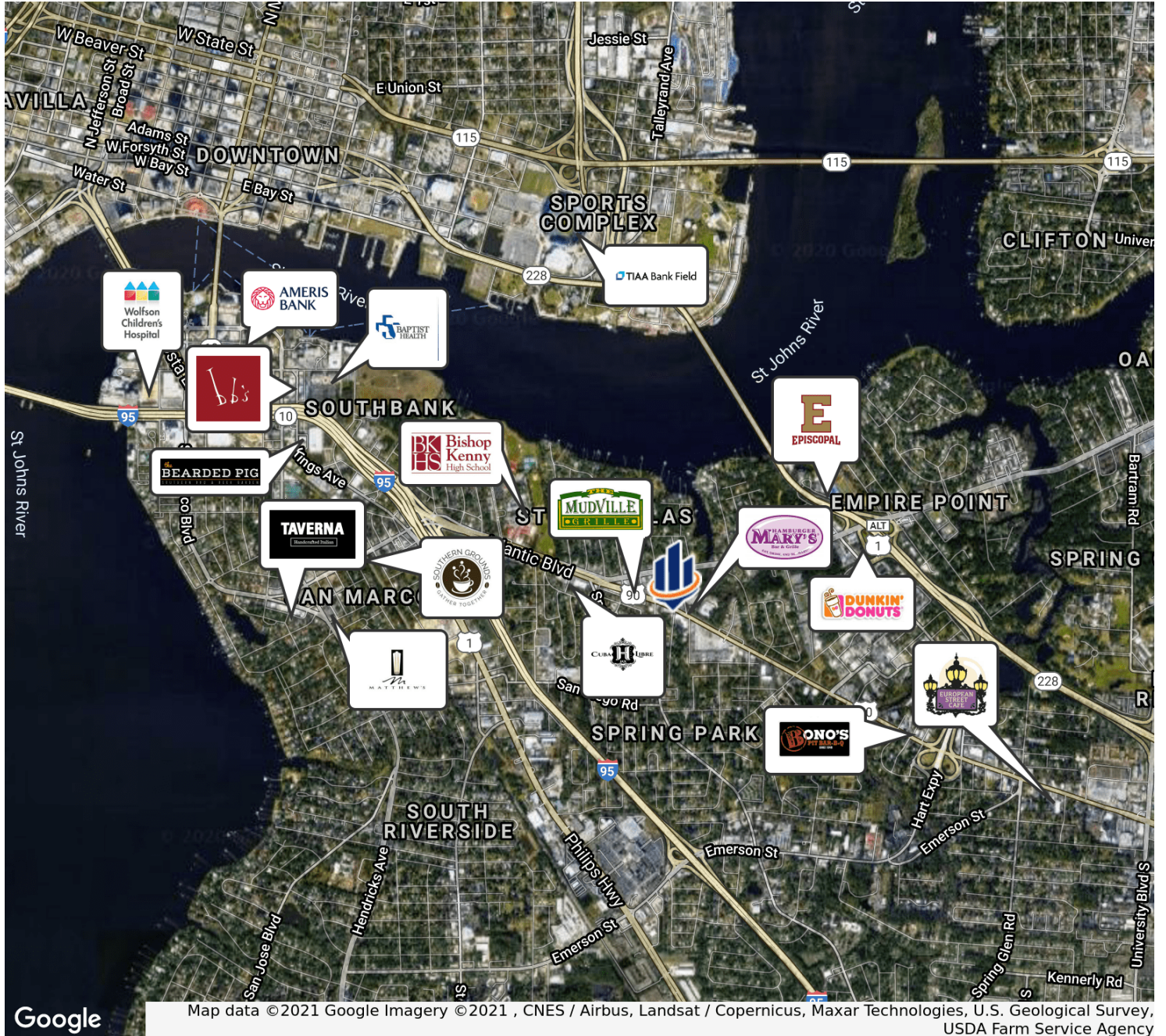
# Interior



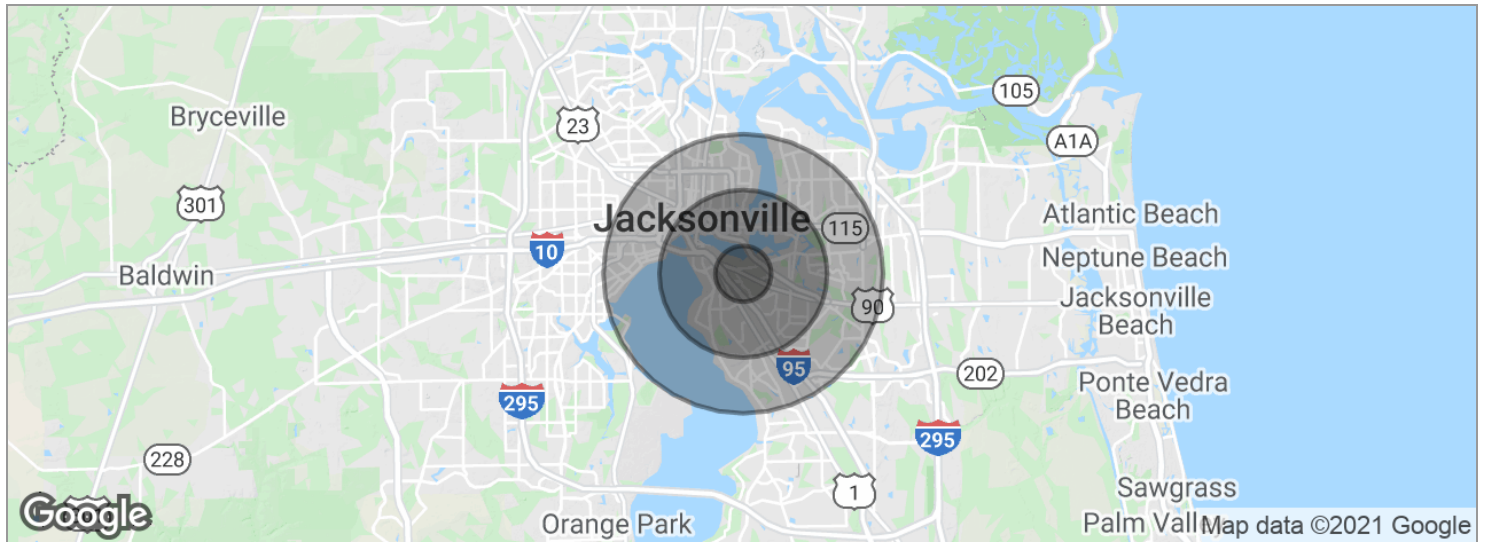
# Interior



# Retailer Map



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	8,064	63,125	188,233
Median age	37.4	37.6	35.8
Median age (Male)	36.1	36.3	34.2
Median age (Female)	39.1	40.2	37.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,505	25,896	76,319
# of persons per HH	2.3	2.4	2.5
Average HH income	\$55,584	\$54,754	\$55,492
Average house value	\$416,533	\$334,706	\$232,195

\* Demographic data derived from 2010 US Census

# Advisor Bio

## BLAIR "RED" GREENLAW

Regional Director | Senior Advisor



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## PROFESSIONAL BACKGROUND

Red has extensive real estate experience as an investor and project manager and leverages skills developed in these activities to help businesses maximize their potential through real estate. His brokerage activities include both tenant and landlord representation, as well as considerable experience as a listing agent. As an Advisor he provides clients with detailed financial analysis on real estate investments and critical advice during the buy/sell decision making process.

Prior to becoming licensed in Real Estate, Red spent nearly two decades as a pilot in the U.S. Navy, where he still holds a commission as a Commander in the United States Navy reserve. His most recent assignment was as the Commanding Officer of VR-62, an aviation squadron that conducts worldwide strategic operations in support of deployed assets and theater commanders. Red holds a bachelor's degree from The University of Maryland and a master's degree from The Naval War College.

Red was selected as the Northeast Florida Regional Director for SVN Alliance in 2017.

## EDUCATION

BA - The University of Maryland at College Park  
MA - United States Naval War College

## MEMBERSHIPS & AFFILIATIONS

Jacksonville Chamber of Commerce  
JAXUSA Partnership  
NAIOP