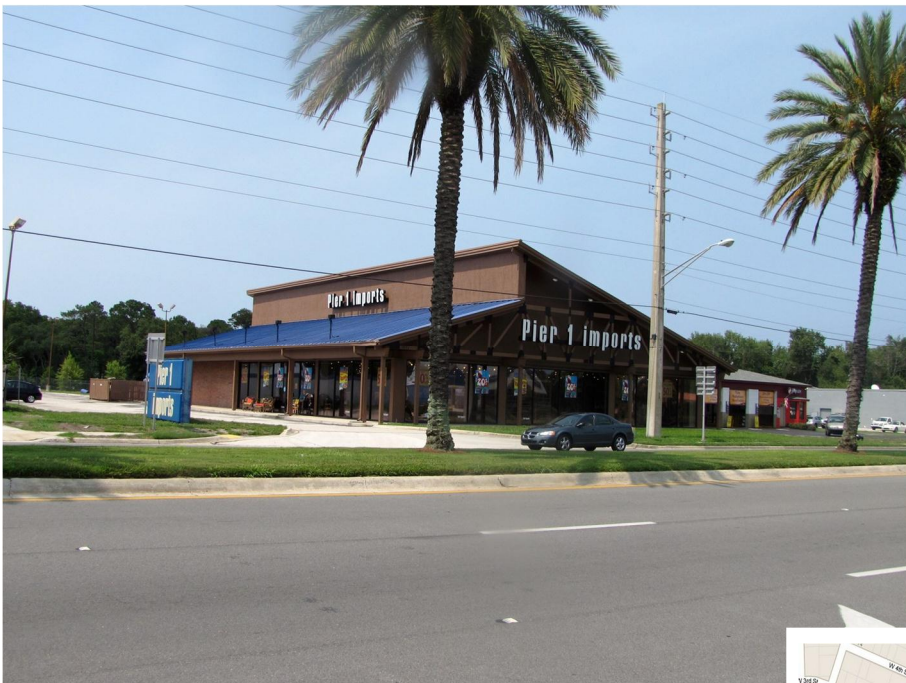


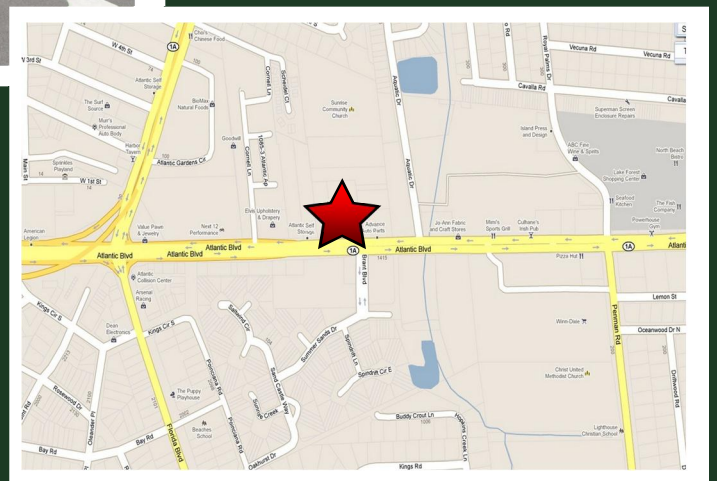
# Atlantic Beach Point



**1071 Atlantic Blvd.  
Atlantic Beach, FL**

- 9,000 SF free-standing building located blocks from the Ocean
- Prime location with 160-feet of frontage on heavily trafficked Atlantic Boulevard
- Publix, Winn-Dixie, Jo-Ann Fabrics, Dollar Tree, and AutoZone all located within 0.5 mile
- Ample parking, multiple sign surfaces, and great demographics

	1 Mile	3 Miles	5 Miles
Population	10,370	57,982	133,997
Traffic Count	37,500	68,500	132,000
Income	\$66,669	\$60,247	\$67,581
Households	4,488	24,047	51,713
Median Age	43	42	42



**Leasing Information:**  
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