

WAREHOUSE ATLANTIC BEACH AREA

45 DONNER RD A, ATLANTIC BEACH, FL 32233



OFFERING SUMMARY

Building Size:	2,400 SF
Available SF:	
Lot Size:	0.23 Acres
Price / SF:	\$291.25
Year Built:	1983
Renovated:	2017
Zoning:	ACG
Submarket:	Beach Area

PROPERTY OVERVIEW

Coveted Warehouse Space OR Development Site for Multifamily
This warehouse space is located next to a residential area in Atlantic Beach.
Option 1 - Purchase for use as coveted warehouse space for either light industrial or distribution. There is an additional building on the property current used as a living space that would convert easily to office space for up to 8 people. There is limited covered parking available as well.
Option 2 - Purchase as a development site for a multifamily project. Due to the location, this property would be ideal for a multifamily structure to produce a significant cash flow for investors.

PROPERTY HIGHLIGHTS

ERIC RAMIREZ

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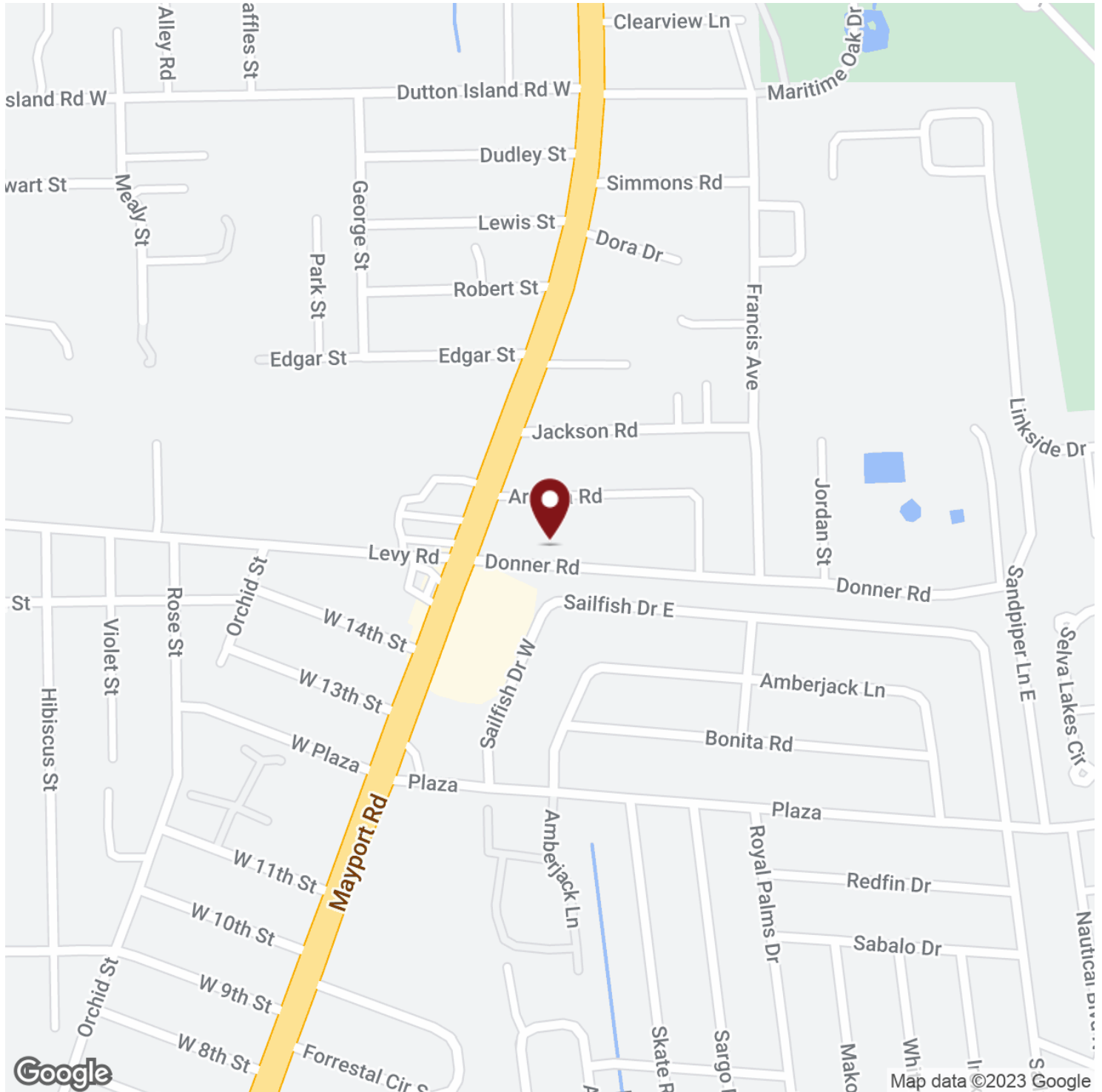
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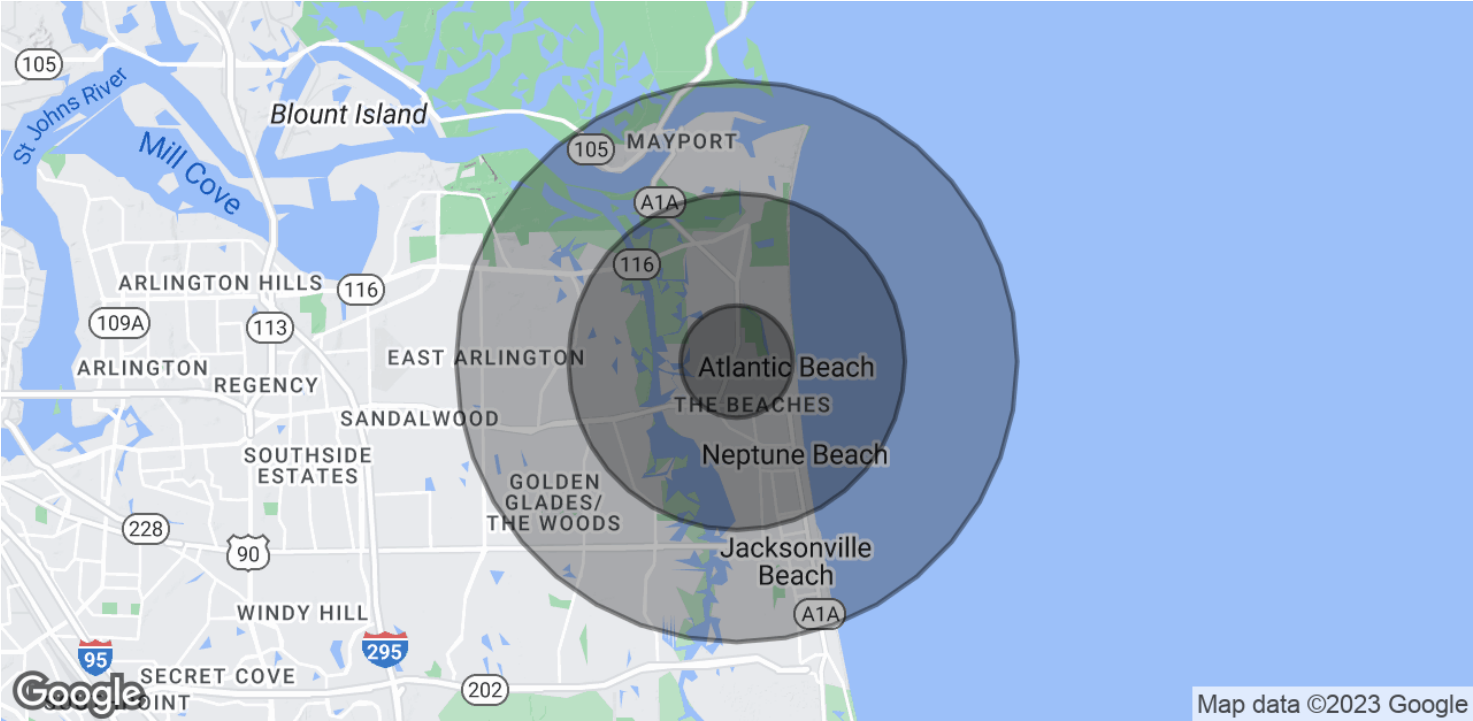
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,019	44,506	102,193
Median age	37.6	37.7	36.3
Median age (Male)	36.8	37.3	35.1
Median age (Female)	38.3	38.2	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,756	18,079	39,102
# of persons per HH	2.5	2.5	2.6
Average HH income	\$67,164	\$73,286	\$75,828
Average house value	\$190,929	\$321,070	\$315,382

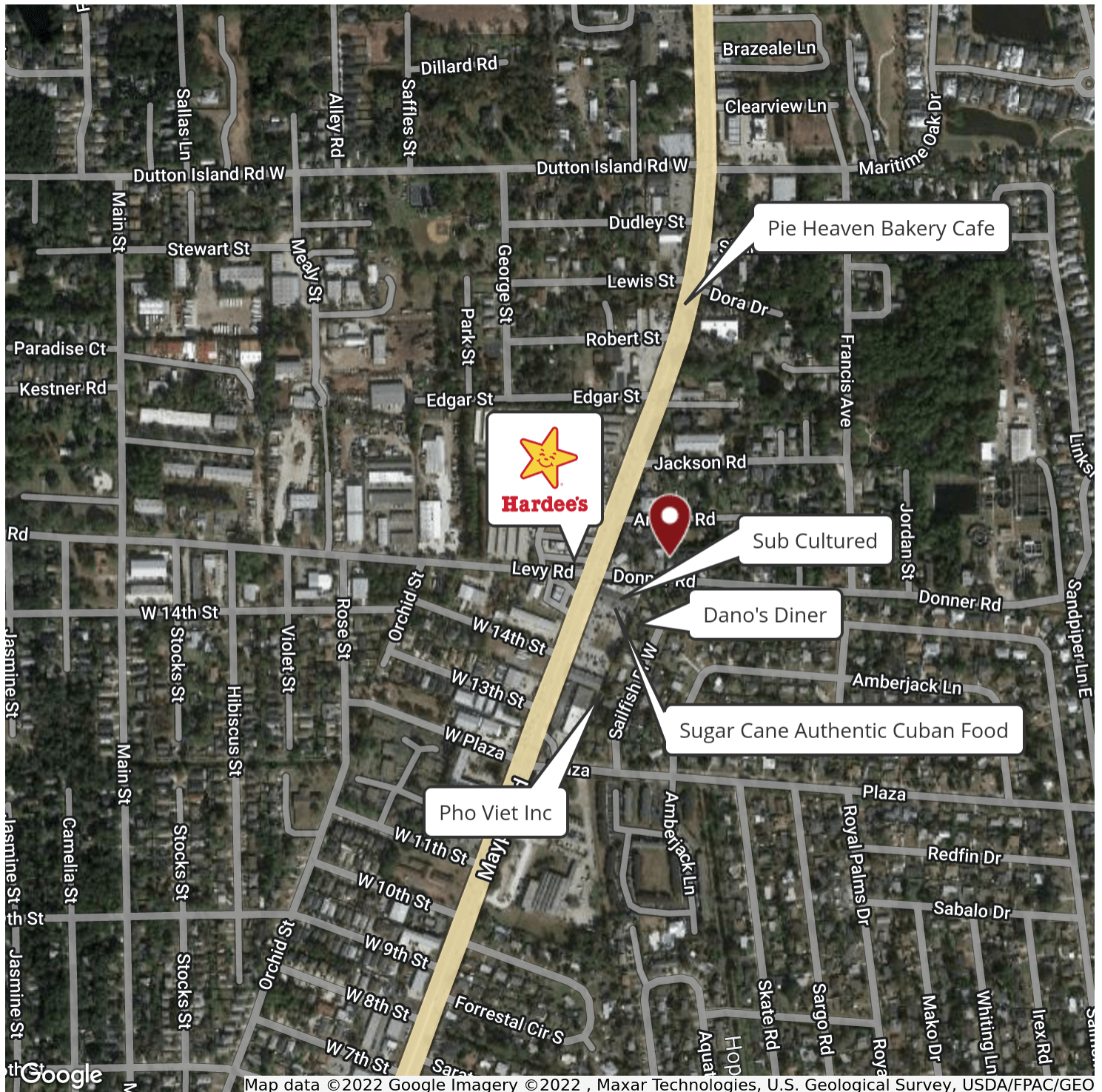
* Demographic data derived from 2020 ACS - US Census

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