

# EXCELLENT RETAIL LAND DEVELOPMENT FOR SALE



## FOR SALE

2.15± AC

5955 Atlantic Blvd.  
Jacksonville, FL 32207

### JASON RYALS

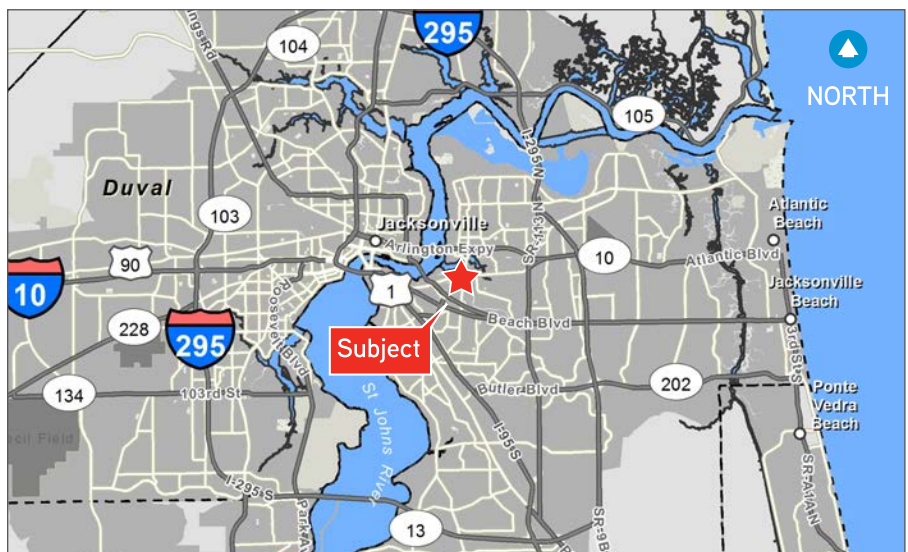
Executive Vice President  
+1 904 861 1136  
jason.ryals@colliers.com

### KATHERINE GOODWIN

Retail Associate  
+1 904 861 1104  
katherine.goodwin@colliers.com

### COLLIERS INTERNATIONAL

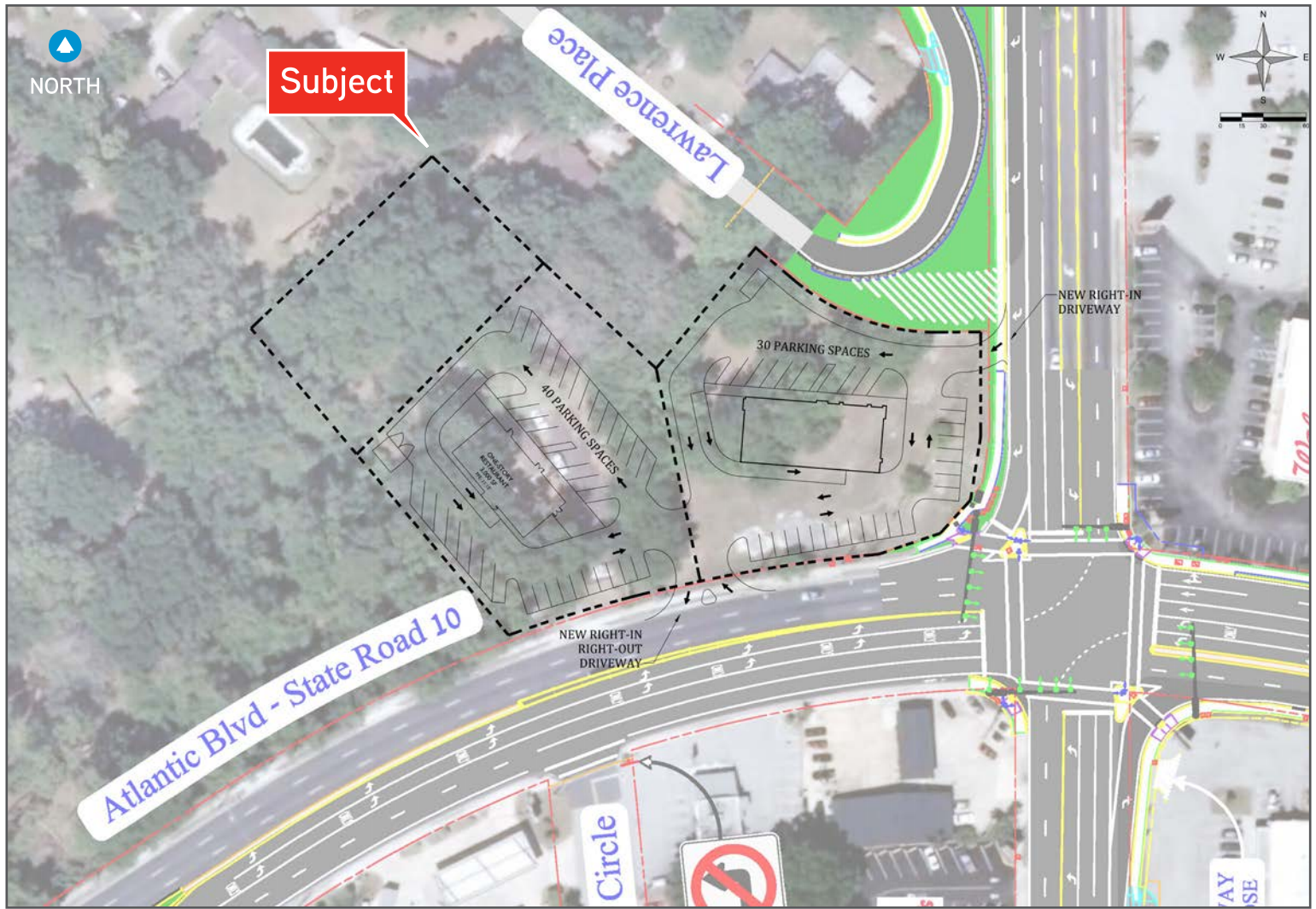
50 N. LAURA STREET, SUITE 1725  
JACKSONVILLE, FL 32202



## Key Features

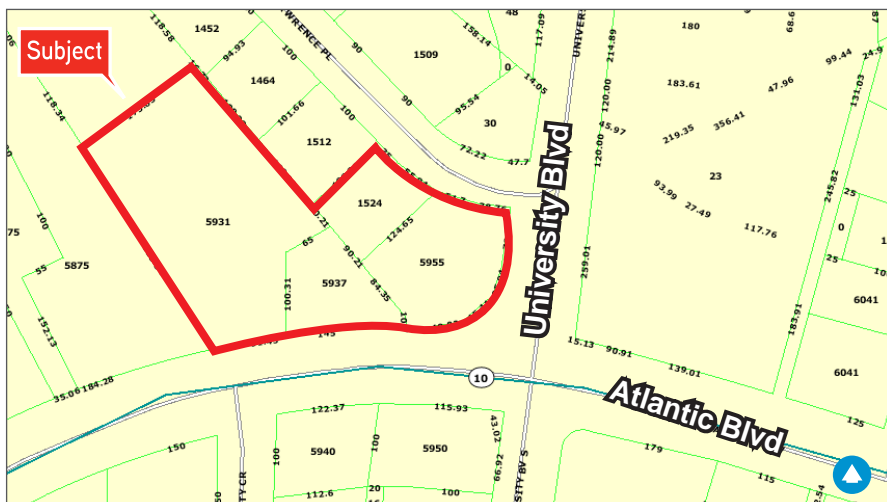
- Great retail development opportunity in densely populated area
- Site located at the NW intersection of Atlantic Blvd. and University Blvd. on the going to work side of the road
- 2.15± AC available at a traffic light
- 31,500± VPD on Atlantic Blvd.; 27,500± VPD on University Blvd.
- Recently rezoned to PUD with underlying commercial zoning
- Call for pricing





Demographics	1 Mile	3 Mile	5 Mile
2017 Population Estimate	7,840	82,901	213,794
2017 Estimated Households	3,378	33,368	86,985
2022 Proj. Avg. HH Income	\$71,150	\$61,251	\$68,671

Source: Esri Business Analyst Online



## Contact Us

**JASON RYALS**  
Executive Vice President  
+1 904 861 1136  
[jason.ryals@colliers.com](mailto:jason.ryals@colliers.com)

**KATHERINE GOODWIN**  
Retail Associate  
+1 904 861 1104  
[katherine.goodwin@colliers.com](mailto:katherine.goodwin@colliers.com)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.



**COLLIERS INTERNATIONAL**  
50 North Laura Street, Suite 1725  
Jacksonville, FL 32202  
+1 904 458 1206  
[www.colliers.com/jacksonville](http://www.colliers.com/jacksonville)