

FOR SALE > RETAIL

Corner Parcel Prime for Redevelopment

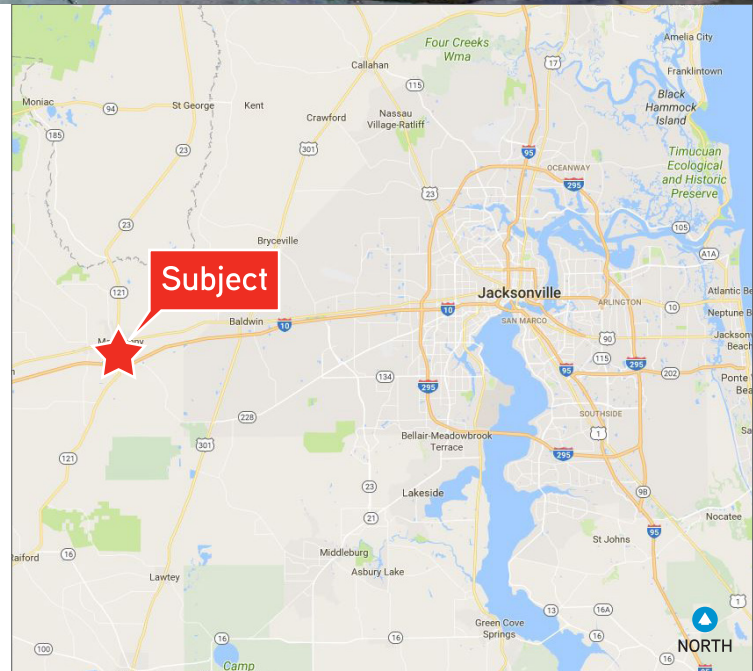
712 6TH ST, MACCLENNY, FL 32063

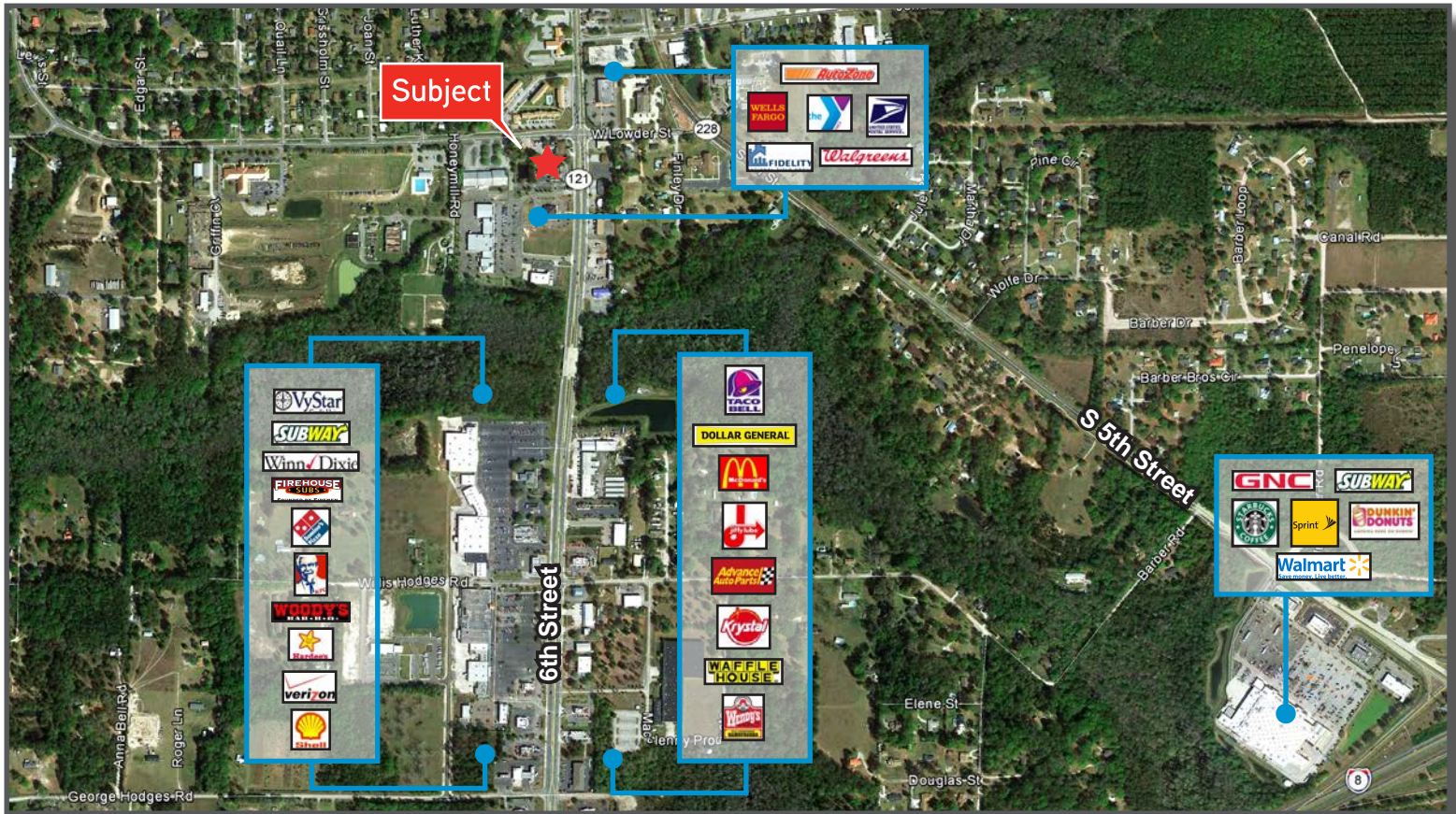
0.82± AC AVAILABLE



Property Features

- > 0.82± acres at a traffic light in the main retail corridor of MacClenny
- > Parcel is 93' x 375'
- > Right in/Right out access on SR 121 and full access on Lowder Street
- > Property is zoned Commercial General
- > Ideal location for a fast food restaurant or small retail development
- > 4,245± SF building on the property, but best use is redevelopment of the property
- > **Asking Price: \$700,000 (\$19.59/SF)**





Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2017	3,091	12,834	15,912
Pop. Est. 2022	3,150	13,227	16,416
2017 Est. Avg. HH Income	\$49,248	\$64,963	\$67,589

Source: Esri Business Analyst Online

Traffic Count	Daily	Trucks
6th St / SR 121	12,000	2,412
Lowder St	8,700	1,749

Source: Florida Department of Transportation (FDOT)



Contact Us

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