

FOR SALE > LAND



Northeast Florida

# 1.7± Acres of Zoned CCG-1 Land For Sale

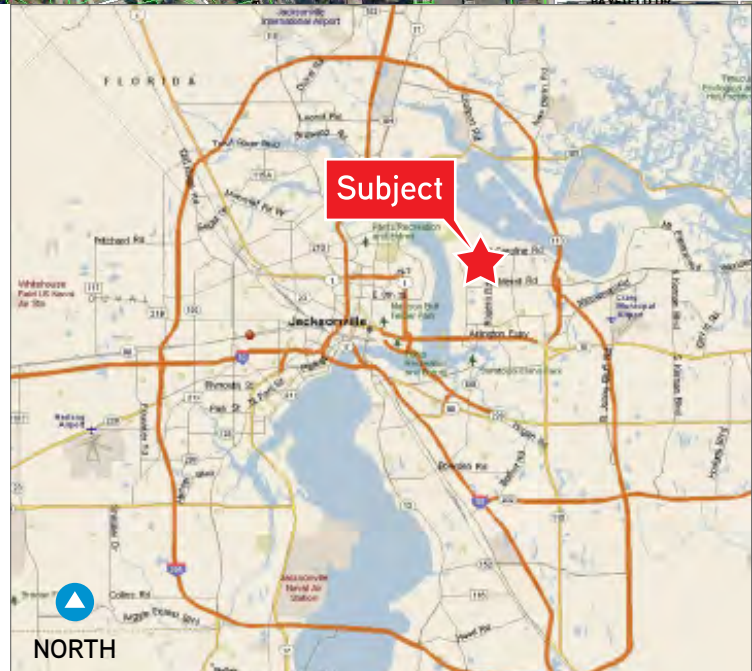
FORT CAROLINE ROAD, JUST EAST OF UNIVERSITY BOULEVARD

1.7± ACRES AVAILABLE



## Building Features

- > Adjacent to new Family Dollar at the NE corner of a traffic light
- > Dense population in the area
- > 29,000± cars per day at this intersection
- > Excellent location for automotive retail, fast-food and many other retailers
- > Area retailers include: Walgreens, McDonald's, Sonic, Winn Dixie, BP, Bank of America and Compass Bank
- > Owner will ground lease or do a build to suit
- > Sale Price: ~~\$429,000~~ Reduced to **\$399,000**



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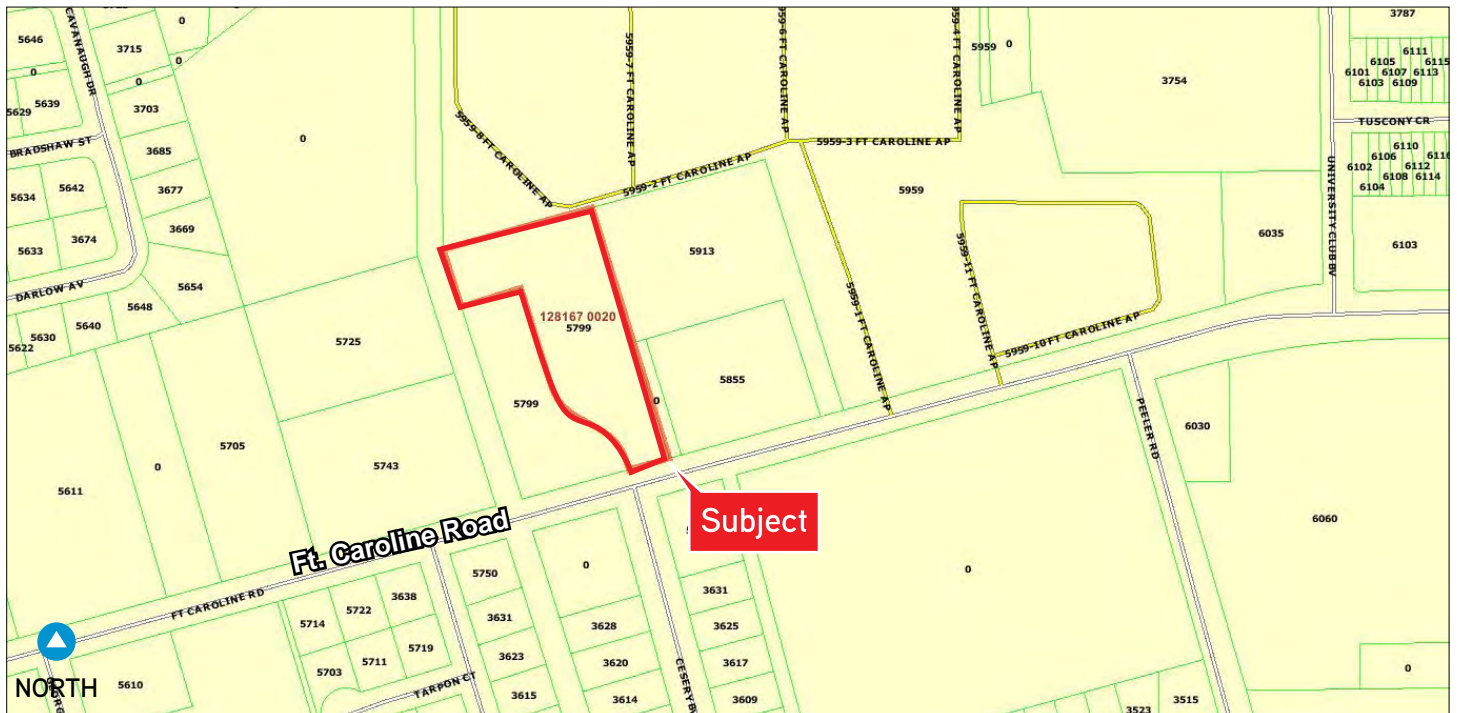
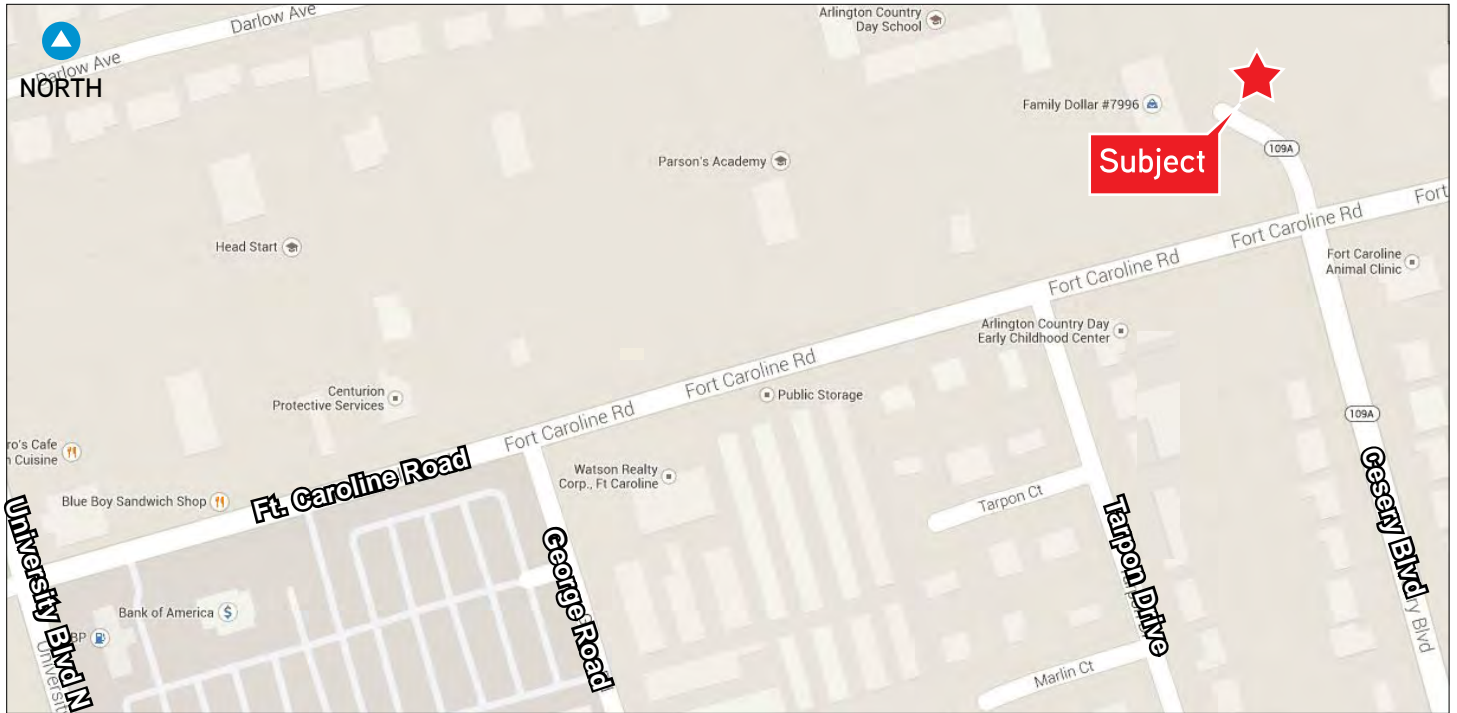
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FOR LEASE > OFFICE SPACE

# Street & Plat Map

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# Aerial

FORT CAROLINE ROAD, JUST EAST OF UNIVERSITY BOULEVARD



Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2017	12,858	64,847	155,702
2017 Est. Households	4,855	25,256	61,507
2017 Est. Avg. HH Income	\$55,690	\$58,405	\$52,238

Source: Esri Business Analyst Online

Traffic Count	Daily	Trucks
Ft. Caroline Rd	29,000	800
I 295	67,000	6,432

Sources: Claritas and FDOT



FOR LEASE > OFFICE SPACE

# Property Photos

FORT CAROLINE ROAD, JUST EAST OF UNIVERSITY BOULEVARD





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# 1.7± Acres Available

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## Contact Us

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