



## FOR SALE > RETAIL

### 1.21± AC Available

Retail corner parcel  
located on US Highway 17

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327 North Orange Avenue  
Green Cove Springs FL, 32043

### Property Features

- > Located at a signalized intersection
- > Corner parcel between North Street and Gum Street
- > Several buildings located on the subject property, which is 200 feet frontage by 245 feet deep
- > Zoned C-2
- > **Asking Price: \$1,100,000**



# Main Building Images

327 NORTH ORANGE AVENUE, GREEN COVE SPRINGS FL, 32043

Building size: 2,261 SF - Two story office building



Upstairs balcony



Gift shop area



Stairway to second story



Downstairs - office 1



Downstairs - office 2



Downstairs - office 3



# Additional Building Images

327 NORTH ORANGE AVENUE, GREEN COVE SPRINGS FL, 32043

Building size: 3,610 SF - Features five grade level doors in front of the building and 2 grade level doors in rear



Service building entrance



Interior of service building



Interior of service building



Office area inside service building area



Unisex restroom

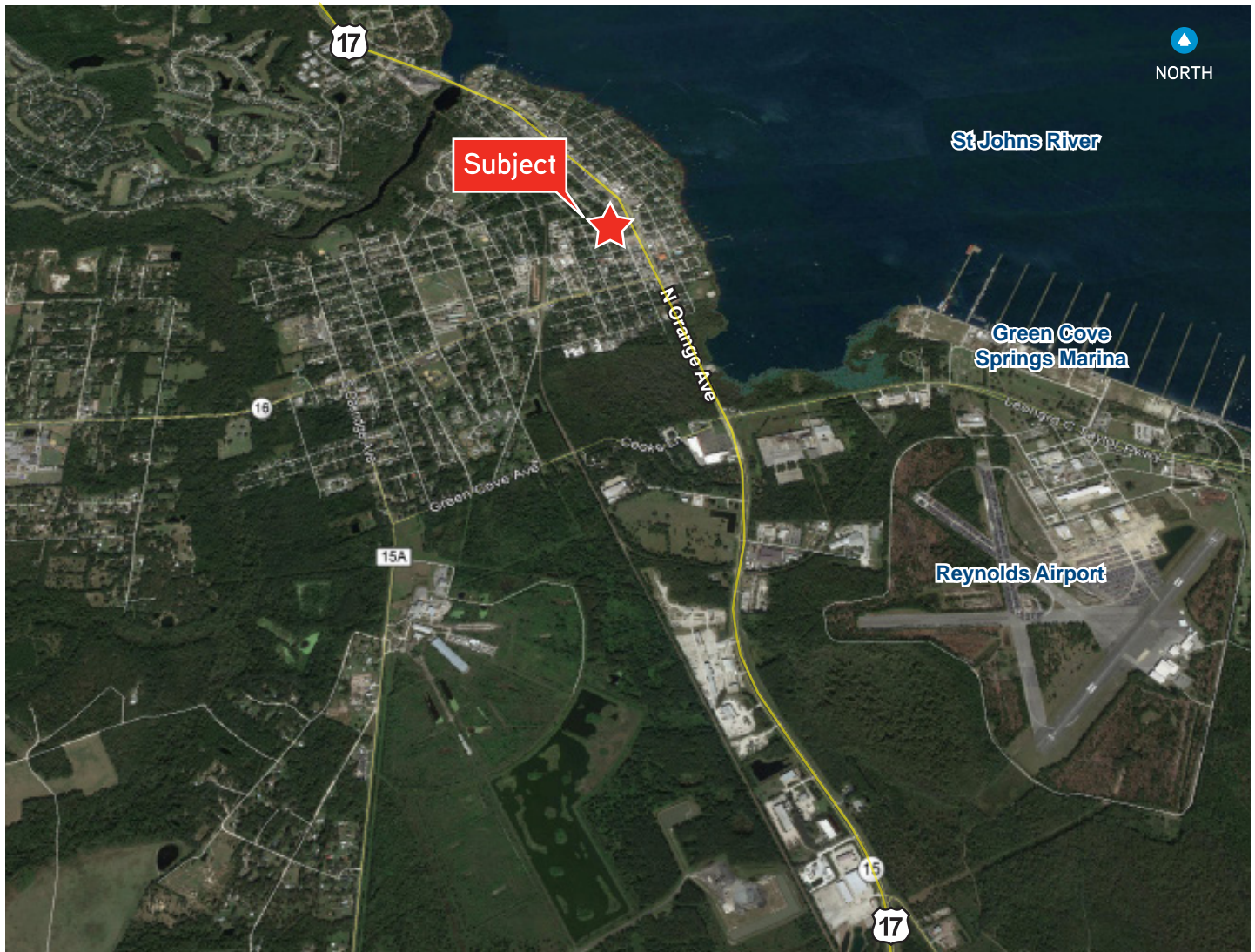


Overhang of exterior service building



# Aerial Overview

327 NORTH ORANGE AVENUE, GREEN COVE SPRINGS FL, 32043



| Demographics             | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------------|----------|----------|----------|
| Pop. Est. 2017           | 3,797    | 11,084   | 17,172   |
| 2017 Est. Households     | 1,241    | 4,053    | 6,240    |
| 2017 Est. Avg. HH Income | \$37,150 | \$49,103 | \$56,966 |

Source: Esri Business Analyst Online



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