



## DEVELOPMENT OPPORTUNITY

### 10.09± Acres Available for Retail Development

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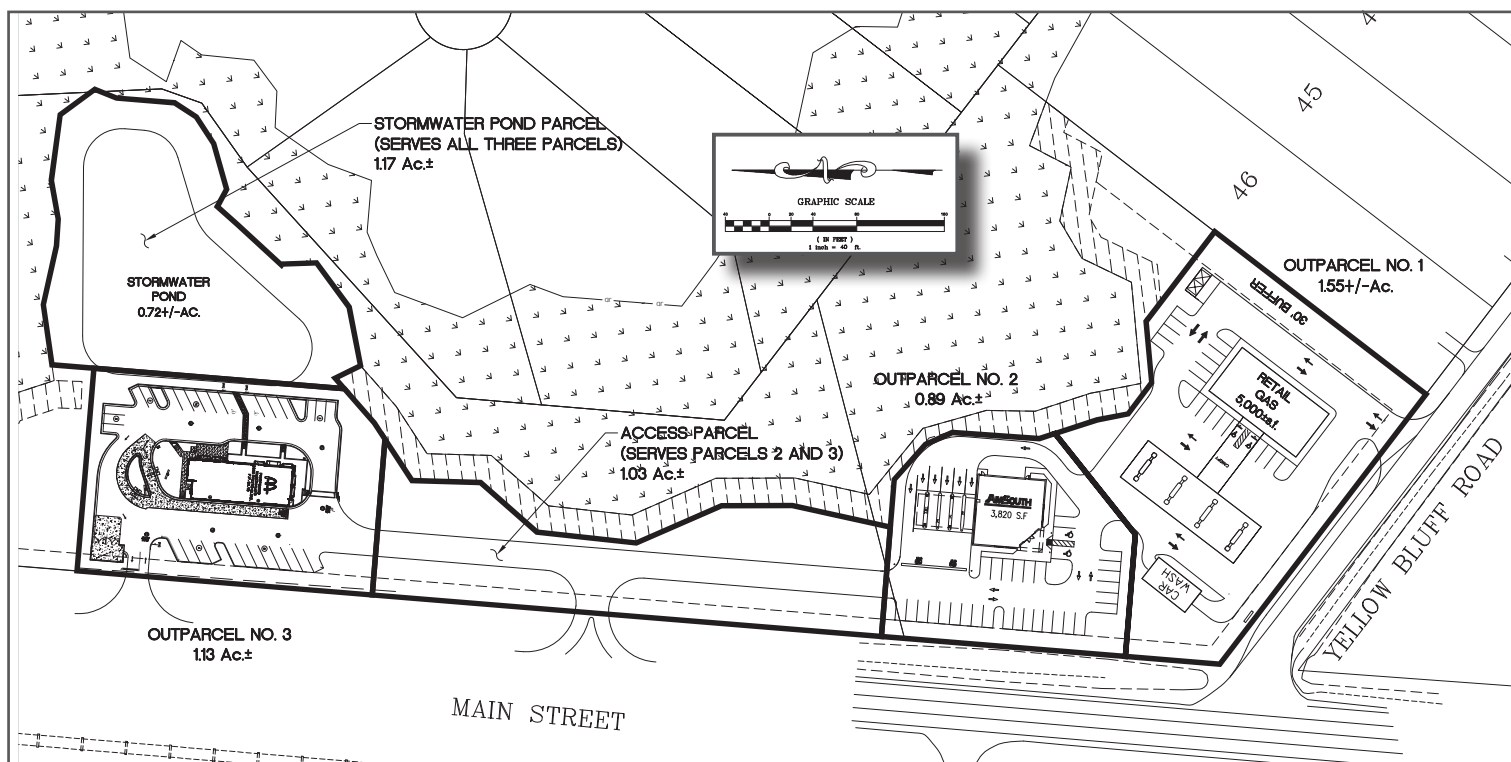
**COLLIERS INTERNATIONAL**  
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**16801 Yellow Bluff Rd  
Jacksonville, FL 32226**

### Key Features

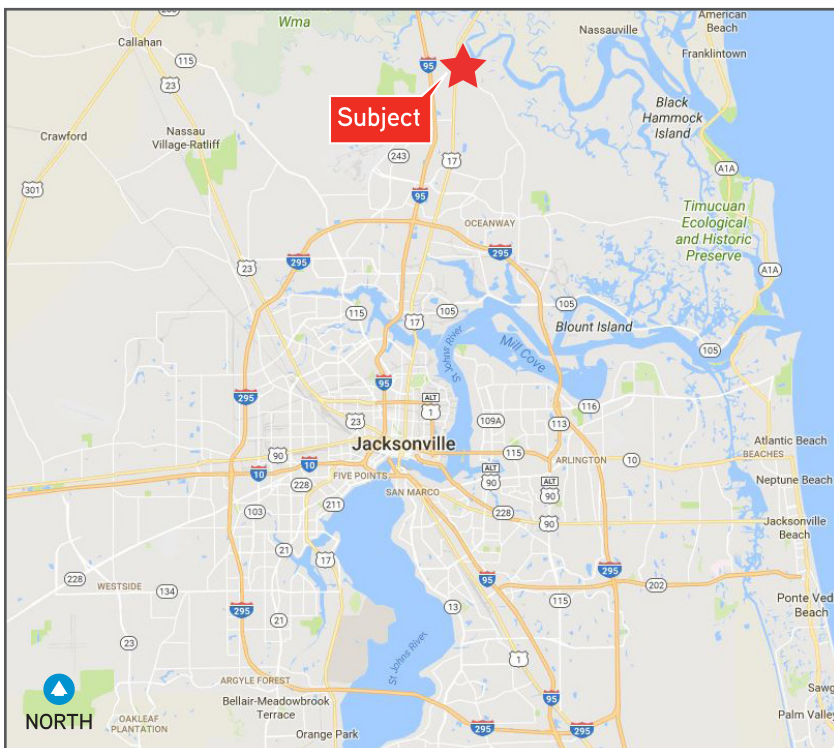
- › 10.09± AC located at the northeast corner of Main St. (Hwy. 17) and Yellow Bluff Rd.
- › Site is adjacent to the Heron's Walk subdivision (39± units) and just north of Yellow Bluff Landing subdivision (680± units)
- › Zoned PUD, commercial which supports several retail uses
- › Conceptual site plan shows the potential for 3 separate outparcels fronting Main St. and Yellow Bluff Rd.
- › Ownership will consider selling individual outparcels based on need, price TBD
- › **Asking Price: \$295,000**





Demographics	3 Mile	5 Mile	10 Mile
Pop. Est. 2017	5,724	23,760	108,094
2017 Est. Households	2,231	8,752	42,815
2022 Proj. Avg. HH Income	\$95,559	\$90,631	\$85,118

Source: Esri Business Analyst Online



## CONTACT US

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