



Freestanding Retail Building Available

7,300± SF

JASON RYALS
904 861 1136
jason.ryals@colliers.com

KATHERINE GOODWIN
904 861 1104
katherine.goodwin@colliers.com



COLLIERS INTERNATIONAL
50 N. Laura Street, Suite 1725
Jacksonville, FL 32202
+1 904 861 1206
www.collier.com/jacksonville

1525 Edgewood Avenue West
Jacksonville, FL 32208

Key Features

- › 7,300± SF freestanding retail building available on Edgewood Ave
- › Zoned CCG-2 allowing for multiple retail uses
- › Easy access to I-95
- › Located just west of Lem Turner Rd
- › Full ingress/egress from Edgewood Ave
- › 16,800± CPD on Edgewood Ave
- › **Asking Rate: \$835,000.00**

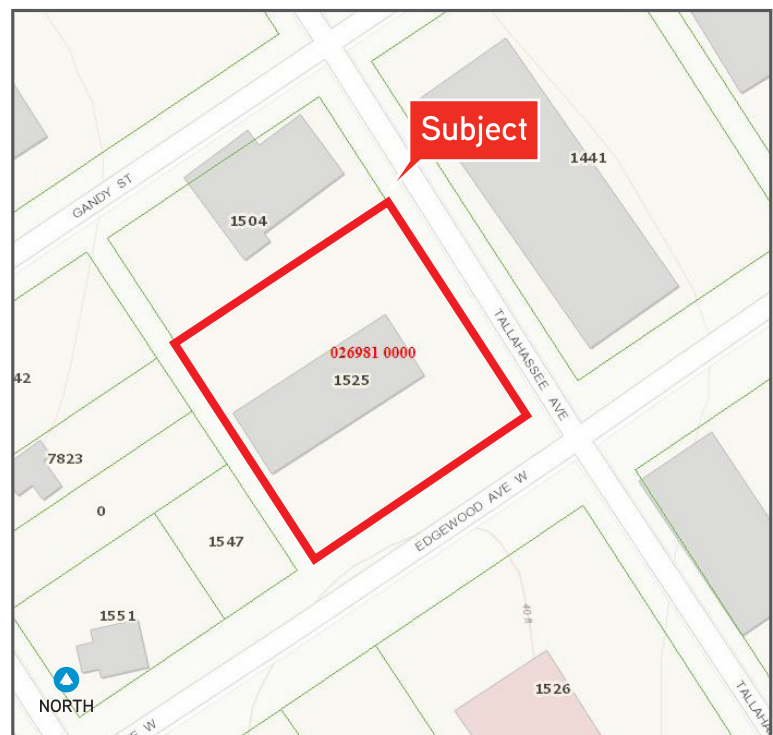


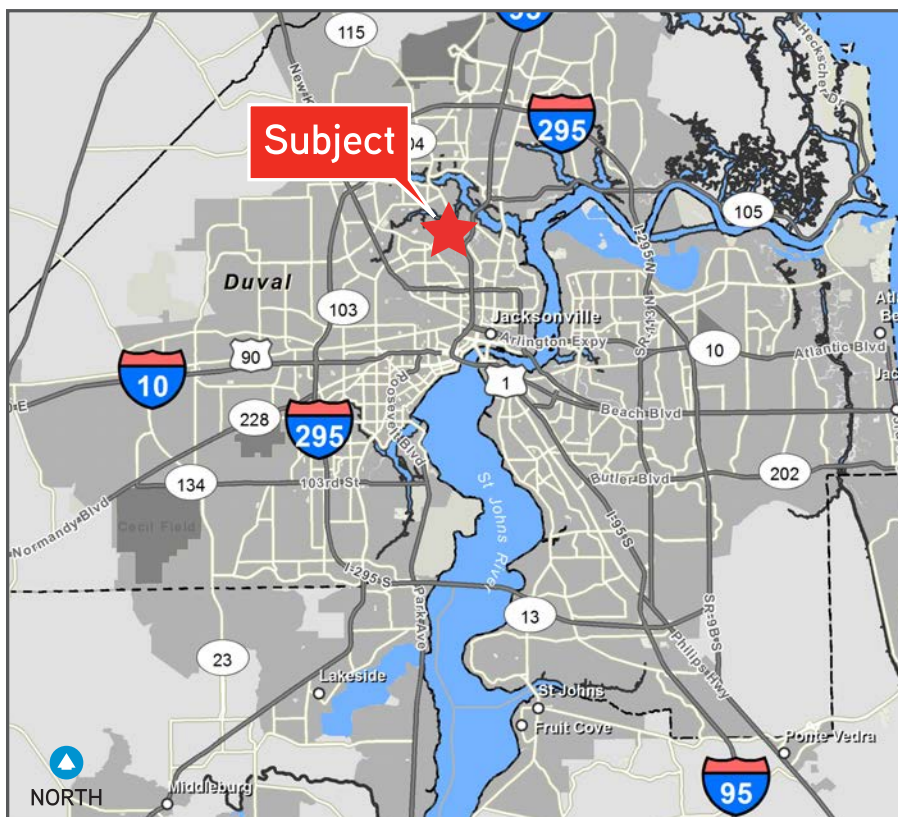
Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2017	7,911	71,877	154,126
2017 Est. Households	3,088	28,353	58,177
2022 Proj. Avg. HH Income	\$50,371	\$45,114	\$51,735

Source: Esri Business Analyst Online

Traffic Count	Daily	Trucks
Edgewood Ave	16,800	1,579
Lem Turner Rd	29,500	620
I-95	104,500	9,614

Source: Florida Department of Transportation (FDOT)





CONTACT US

JASON RYALS
904 861 1136
jason.ryals@colliers.com

KATHERINE GOODWIN
904 861 1104
katherine.goodwin@colliers.com



COLLIERS INTERNATIONAL
50 N. Laura Street, Suite 1725
Jacksonville, FL 32202
+1 904 358 1206
www.colliers.com/jacksonville