

FOR SALE > RETAIL PROPERTY

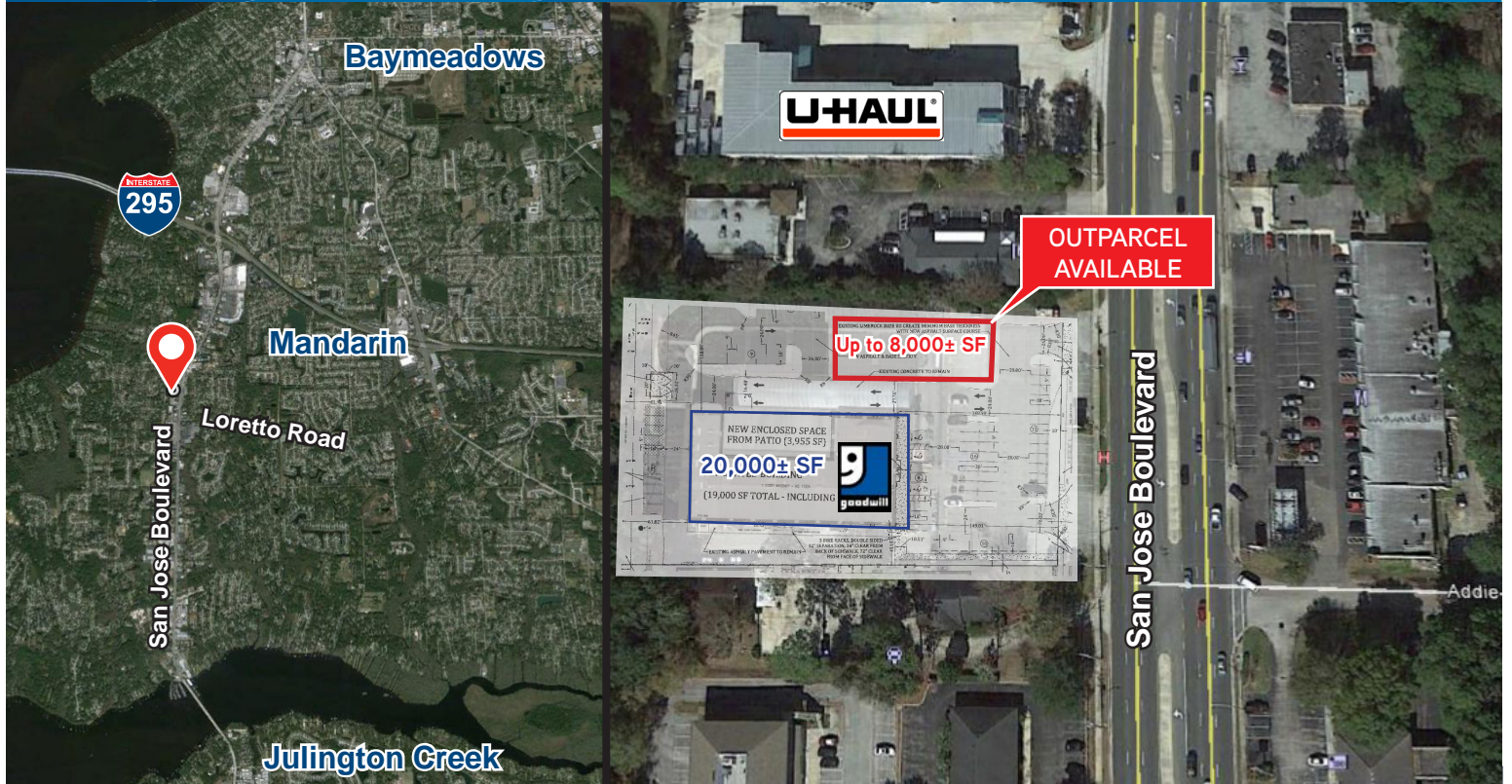
San Jose Outparcel

11524 SAN JOSE BLVD., JACKSONVILLE, FL 32223

UP TO 8,000± SF AVAILABLE

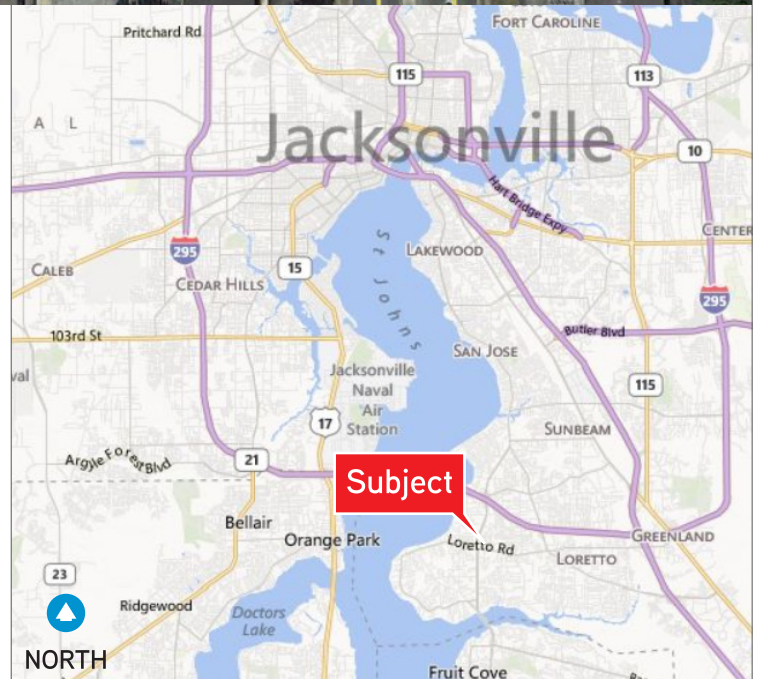


Northeast Florida



Amenities

- > Numerous national retailers in the area including Publix, Winn Dixie, Wal-mart, Whole Foods, Bealls, Target and Stein Mart
- > Site is an .18± acre outparcel (8,000± SF) on a 2.21± acre lot with an existing 20,000± SF building occupied by Goodwill
- > 240' of frontage on San Jose Blvd
- > 55,000± cars per day on San Jose Blvd
- > Site has access to median break at southern property line
- > Zoned CCG-1
- > Cross ingress/egress with shared parking
- > Owner will build to suit/ground lease
- > Asking price: \$850,000.00



AGENT: PAUL SCULL
904 358 1206 | EXT 1120
JACKSONVILLE, FL 32202
paul.scull@colliers.com

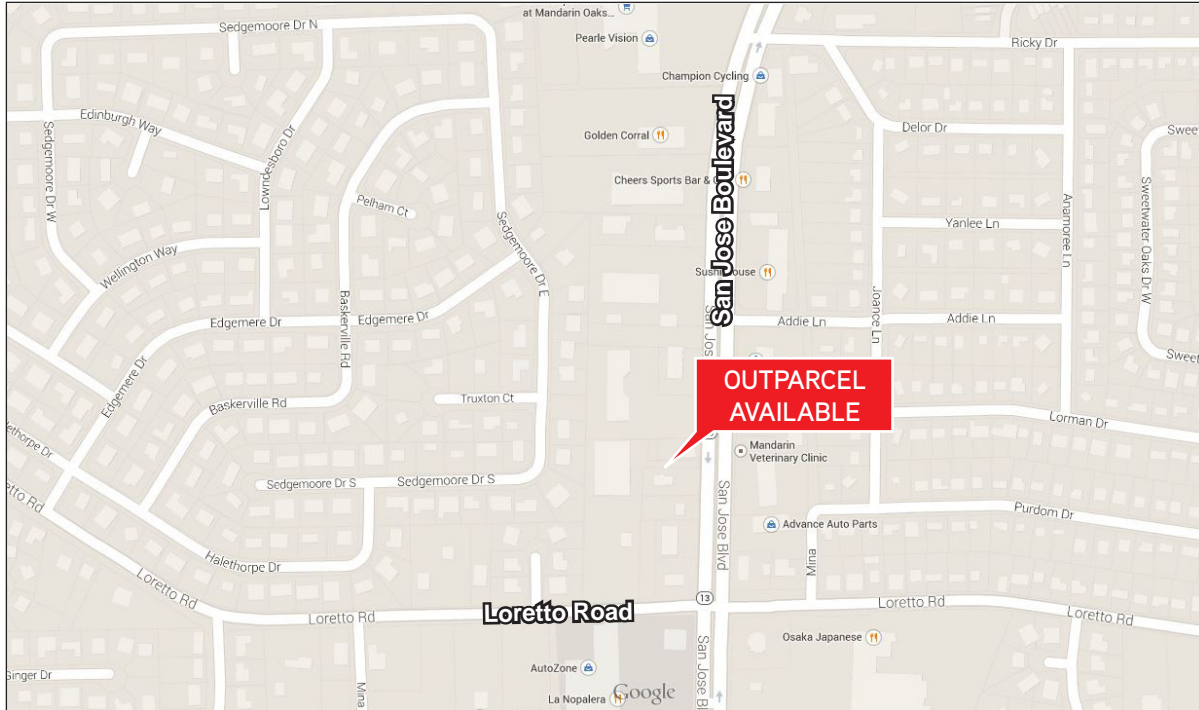
5827

COLLIERS INTERNATIONAL |
NORTHEAST FLORIDA
50 N. Laura Street, Suite 1725
Jacksonville, FL 32202
www.colliers.com/jacksonville

FOR SALE > RETAIL PROPERTY

Up to 8,000± SF Available

11524 SAN JOSE BLVD., JACKSONVILLE, FL 32223



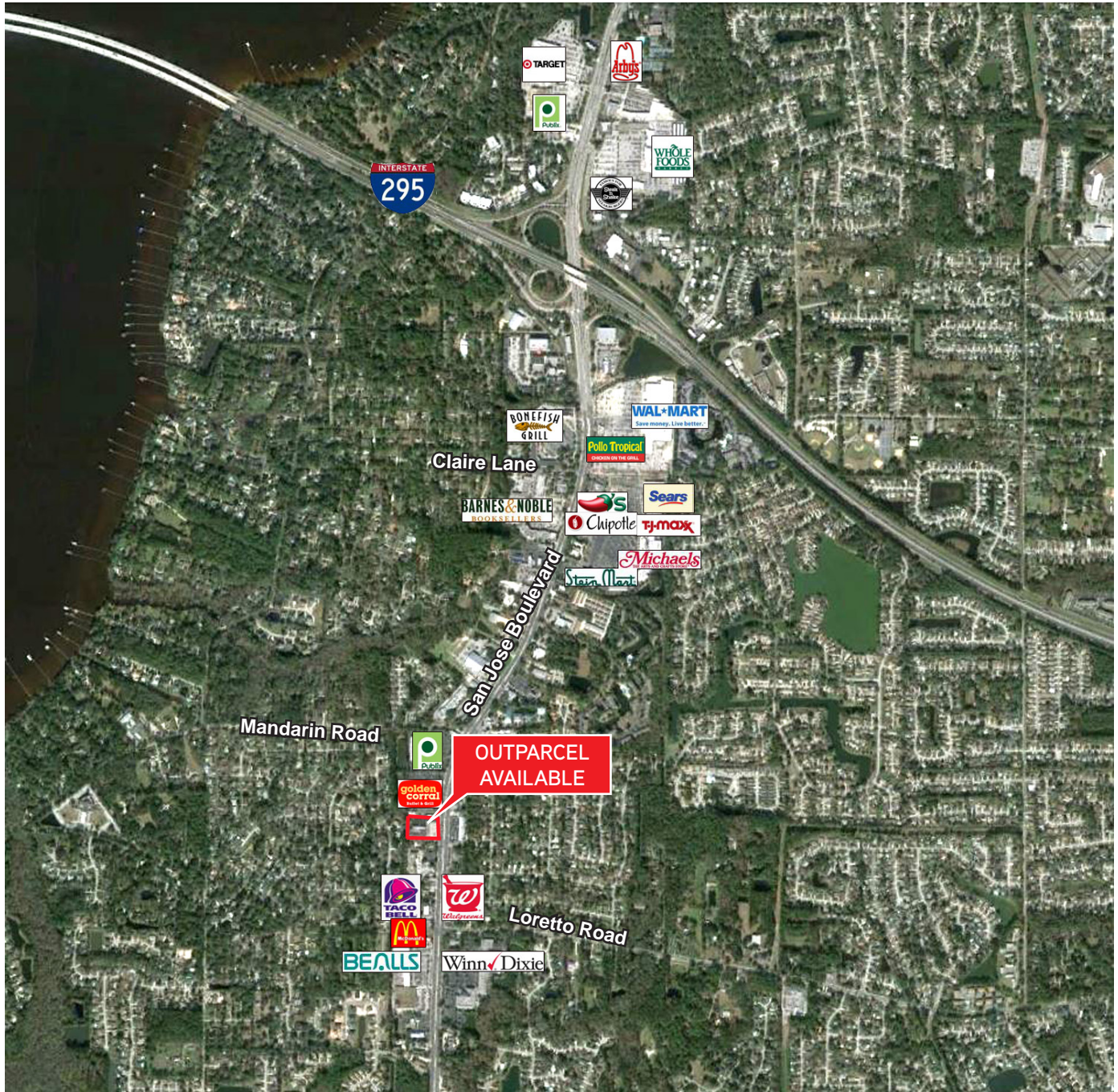
Up to 8,000± SF Available > Street & Plat Map

COLLIERS INTERNATIONAL |
NORTHEAST FLORIDA
50 N. Laura Street, Suite 1725
Jacksonville, FL 32202
www.colliers.com/jacksonville

FOR SALE > RETAIL PROPERTY

Up to 8,000± SF Available

11524 SAN JOSE BLVD., JACKSONVILLE, FL 32223



Up to 8,000± SF Available > Aerial

FOR SALE > RETAIL PROPERTY

Survey

11524 SAN JOSE BLVD., JACKSONVILLE, FL 32223



FOR SALE > RETAIL PROPERTY

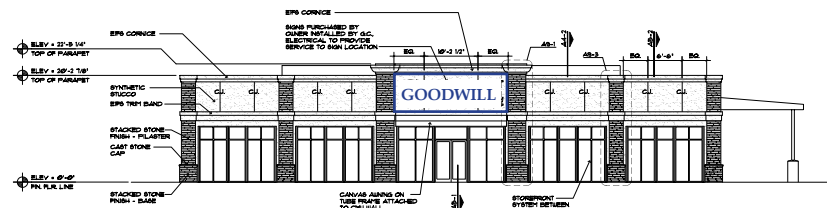
Newly Renovated Goodwill Building

11524 SAN JOSE BLVD., JACKSONVILLE, FL 32223

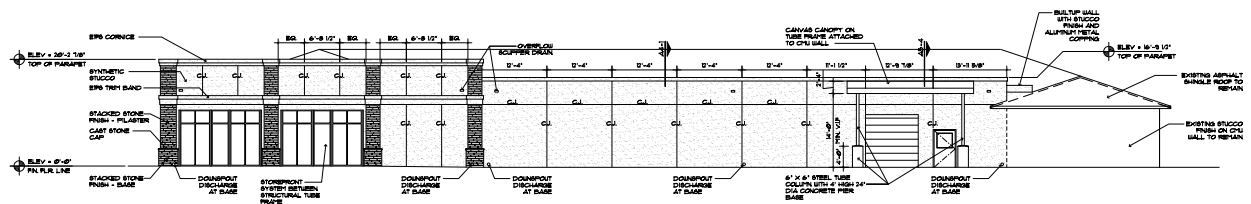
New Building



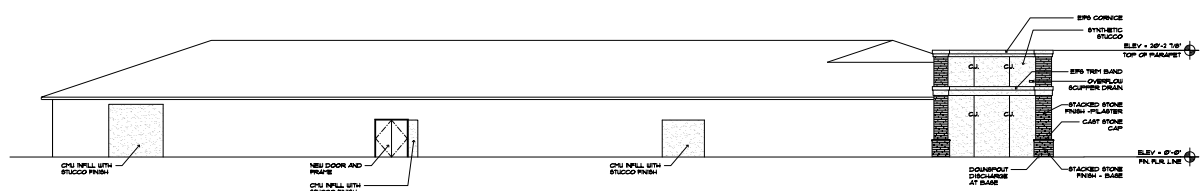
New Building



A3-1 EXTERIOR FRONT ELEVATION
18'-7 1/2\"/>



A3-2 EXTERIOR RIGHT SIDE ELEVATION
18'-7 1/2\"/>



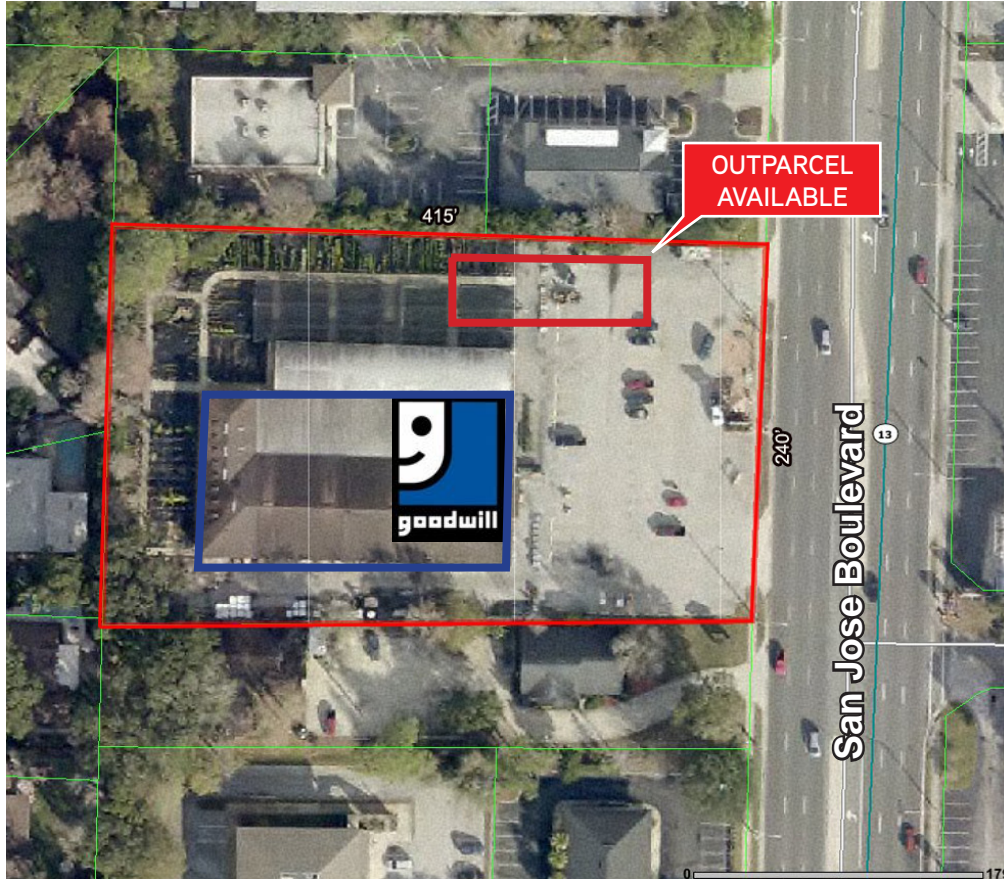
A3-3 EXTERIOR LEFT SIDE ELEVATION
18'-7 1/2\"/>

COLLIERS INTERNATIONAL |
NORTHEAST FLORIDA
50 N. Laura Street, Suite 1725
Jacksonville, FL 32202
www.colliers.com/jacksonville

FOR SALE > RETAIL PROPERTY

Up to 8,000± SF Available

11524 SAN JOSE BLVD., JACKSONVILLE, FL 32223



Contact Us

AGENT: PAUL SCULL
904 358 1206 | EXT 1120
JACKSONVILLE, FL 32202
paul.scull@colliers.com

Demographics:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Pop. Est 2014	7,801	69,982	152,146
Pop. Est 2019	8,028	75,052	166,220
2014 Est HH Income	\$61,878	\$67,644	\$72,400
Traffic Count: 55,000± Cars Per Day on San Jose Blvd			

Please contact us to see this property

COLLIERS INTERNATIONAL |
NORTHEAST FLORIDA
50 N. Laura Street, Suite 1725
Jacksonville, FL 32202
www.colliers.com/jacksonville

This document has been prepared by COLLIERS INTERNATIONAL | Northeast Florida for advertising and general information only. COLLIERS INTERNATIONAL makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. COLLIERS INTERNATIONAL excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. COLLIERS INTERNATIONAL is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of COLLIERS INTERNATIONAL and /or its licensor(s). © 2013. All rights reserved.

5827



Summary (5827)



San Jose Outparcel 11524 San Jose Blvd, Ste San Jose Outparcel Jacksonville, FL 32223

County:	Duval
Market:	Jacksonville
Sub Market:	Mandarin
Property Near:	Lorretto Road
Lot Dimensions (LxW):	60'x128'
Land Size (SF):	7,841 SF
Land Size (Acres):	0.18 Acres

General Listing/Transaction Information

Asking Price:	\$850,000.00 \$108.40 Per SF
Asking Rate:	\$72,000.00 Ground Lease NNN Per Year
Price/Acre:	\$4,722,222.22
Transaction Type:	Lease/Sale

Contacts

Listing Broker(s)	Paul H. Scull Colliers International Northeast Florida 904.861.1120 paul.scull@colliers.com
-------------------	--

Site

Parcel Number:	156112-0120
Zoning:	CCG-1
Access:	Very Good
Visibility:	Extremely Good
Frontage:	240' on San Jose Blvd

Utilities

Comments

Listing Comments: - Numerous national retailers in the area including Publix, Winn Dixie, Wal-mart, Whole Foods, Bealls, Target and Stein Mart

- Site is an .18± acre outparcel on a 2.21± acre lot with an existing 20,000± SF building occupied by Goodwill
- 240' of frontage on San Jose Blvd
- 55,000± cars per day on San Jose Blvd
- Site has access to median break at southern property line
- Zoned CC G-1
- Cross ingress/egress with shared parking
- Owner will build to suit/ground lease