

Arlington Expressway



Arlington Expressway Jacksonville, FL 32211

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Property Highlights

- > **Land Area:** 1.48± AC
- > Located in the Arlington submarket
- > Frontage along Arlington Expressway (51,000± CPD)
- > Property access via Arlington Expressway Service Rd.
- > Less than 1 mile from Regency Square Mall
- > **Utilities:** Water, sewer and power available on this site
- > **Parcel ID #:** 136656-1000
- > **Topography:** Level and below road grade
- > **Zoning:** CCG-2 (Commercial, Community General - 2)

Demographics Snapshot	1-Mile	3-Mile	5-Mile
2017 Population Estimate	11,596	89,087	207,062
2022 Population Estimate	12,270	94,285	218,481
2017 Median Age	32.8	36.1	35.3
2017 Estimated Avg. Household Income	\$51,410	\$57,397	\$61,030

Source: Esri Business Analyst Online

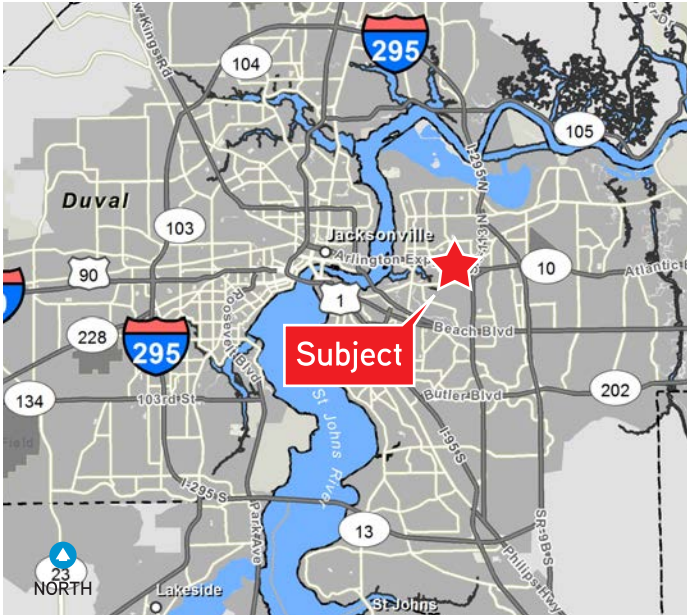
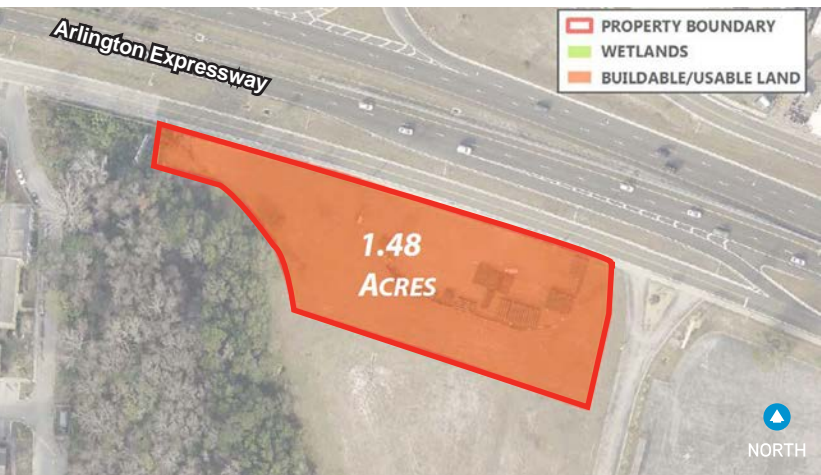
Permissible Uses

Zoning	CCG-2 (Commercial, Community General - 2)
Legally Permissible Uses	Commercial Retail Sales, Service Establishment, Retail Sales of Automobiles, Nursing Home or Assisted Living Facilities
Maximum Height of Structure	60 feet
Minimum Yard Requirements	Front: None Side: None; 15 feet (if next to residential) Rear: 10 feet

Plat Map



Proposed Use and Concept Plan



Contact Us

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