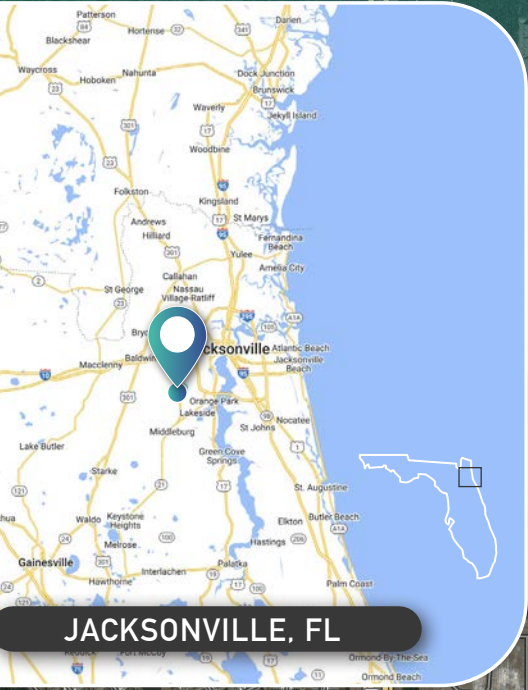




COLLINS PLAZA

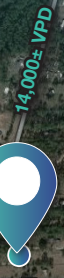
FOR GROUND LEASE (PAD READY) • 6.54± ACRE SITE NEAR OAKLEAF TOWN CENTER
7715 OLD MIDDLEBURG RD S. • JACKSONVILLE, FL 32222



JACKSONVILLE, FL

LONGLEAF VILLAGE
MAIN ACCESS POINTS
0.1 & 0.7 MILES FROM
SUBJECT SITE

LONGLEAF
VILLAGE
DEVELOPMENT



Collins Rd

COLLINS RD 13,000± VPD

JACKSONVILLE
PUBLIC LIBRARY

ENTERPRISE
LEARNING ACADEMY
800 STUDENT K-5
SCHOOL

25,000± VPD OLD MIDDLEBURG RD

Argyle Forest Blvd

38,000± VPD

CHIMNEY LAKES

Argyle Forest Blvd

CONTACT US:

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Senior Advisor
904.512.7301
clint.betlock@trinitycre.com





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2023 DEMOGRAPHICS COLLINS PLAZA



AVERAGE H.H INCOME

1 MILE	3 MILE	5 MILE
\$117,307	\$104,409	\$95,785



POPULATION

7,667	59,220	132,106
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PROJECTED 5 YEAR POPULATION GROWTH

10%	12%	11%
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PROPERTY FEATURES

PRICE	CALL FOR DETAILS
AVAILABLE	6.54± AC
ZONING	PUD
LOCATION	The subject site is located in the Northeast Corner at the Intersection of Old Middleburg Rd & Collins RD



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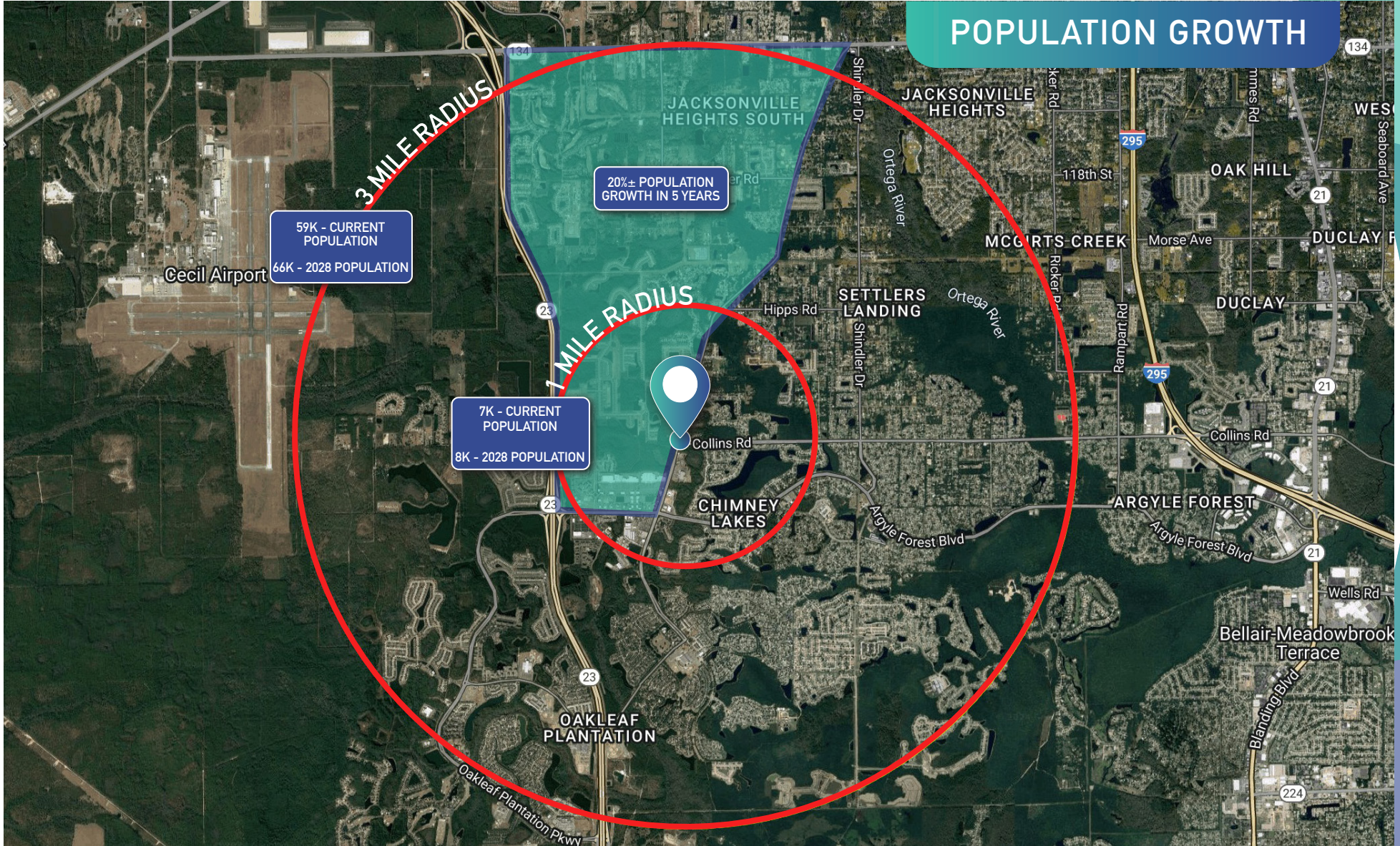
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