



1456 Russell Rd

1456 Russell Rd, Green Cove Springs, FL 32043



Van Royal

Exit Magnolia Point Realty

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1456 Russell Rd

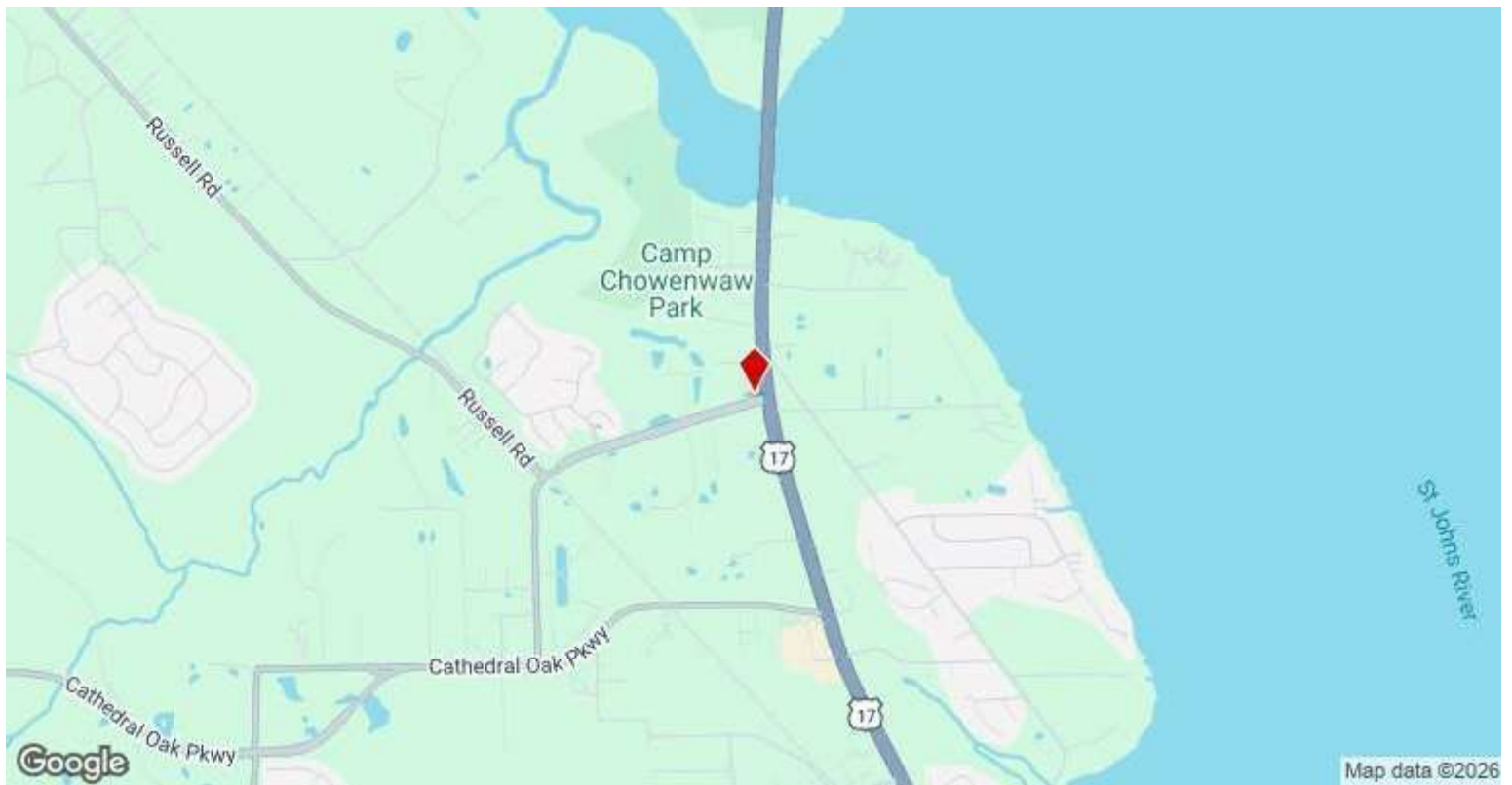
\$2,500,000

Ideal property to take advantage of high traffic needs. Great visibility and accessibility. One of the few large corners with traffic control left on US 17....

This property is a great location to capture traffic heading south on US 17 and even better to capture traffic turning west on CR 209. A tremendous amount of residential development is taking place on both of these roads and this property can accommodate and is zoned for convenience stores and restaurants including drive-thru's. The property is surveyed and has had topography work as well as access and egress calculations made. The property is also just south of two marinas. Traffic count on US 17 at this intersection is 42000...



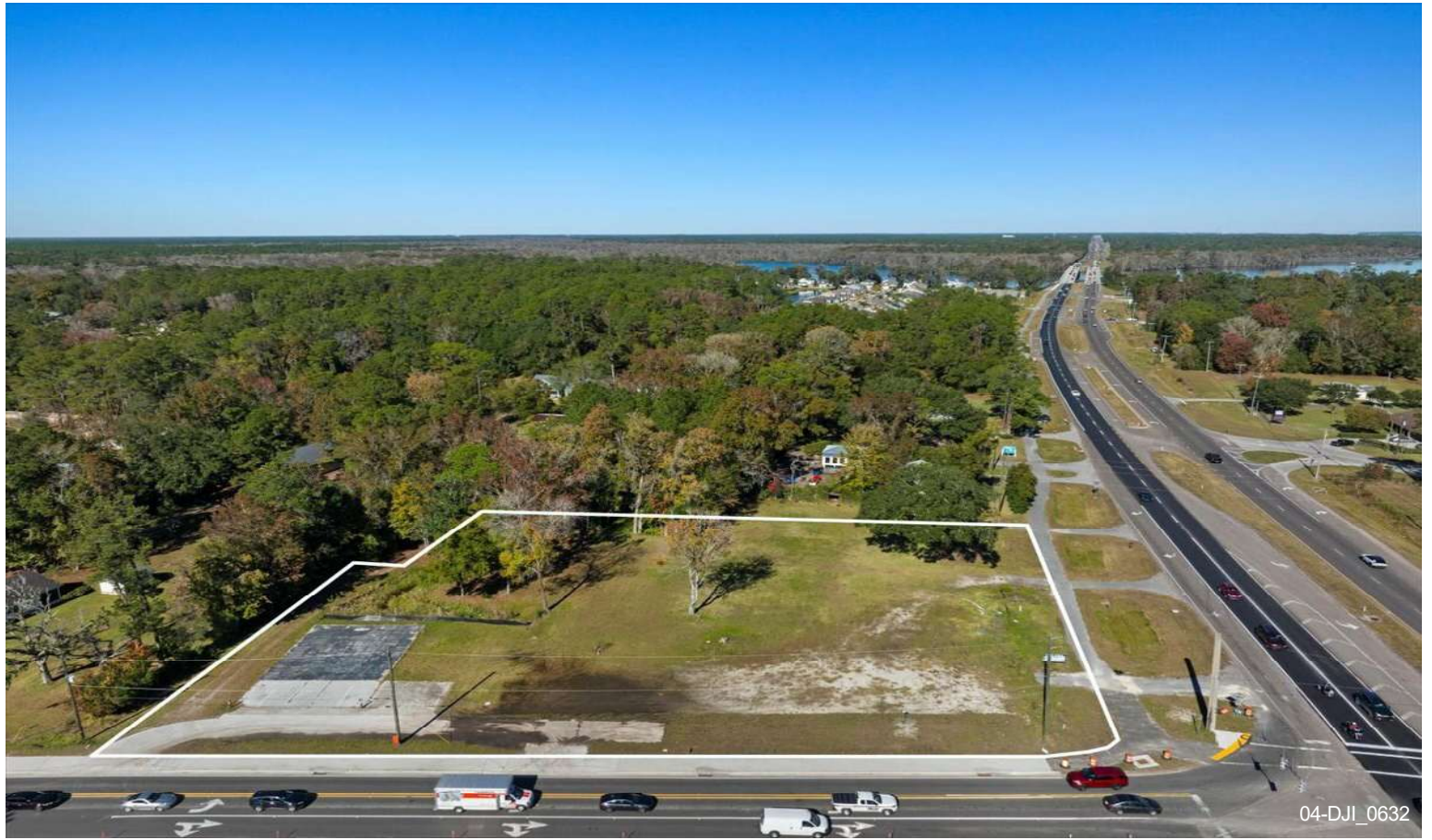
Price:	\$2,500,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	2.20 AC
No. Lots:	1
Zoning Description:	BA
APN / Parcel ID:	28-05-26-014410-001-00



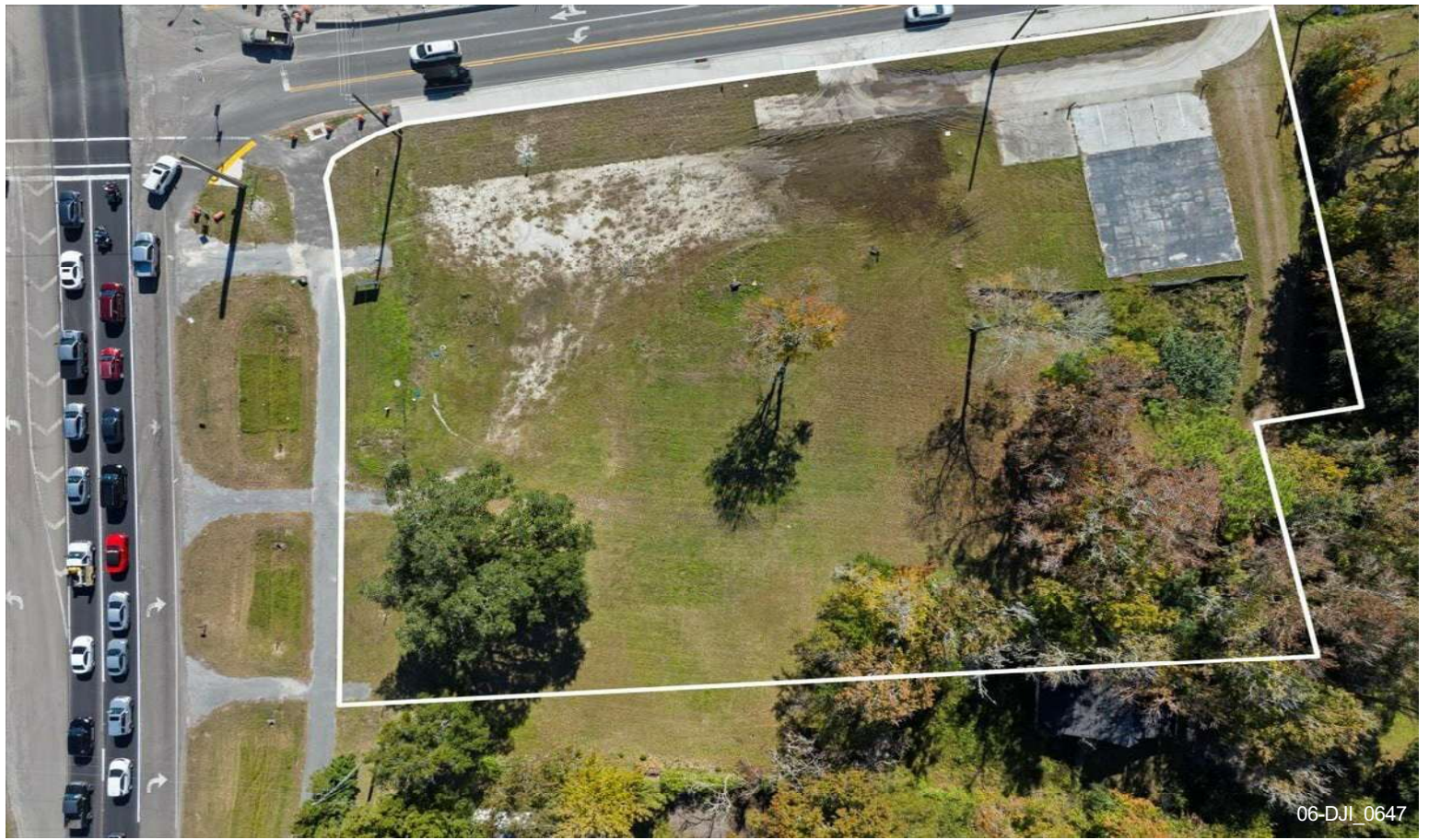
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Property Photos



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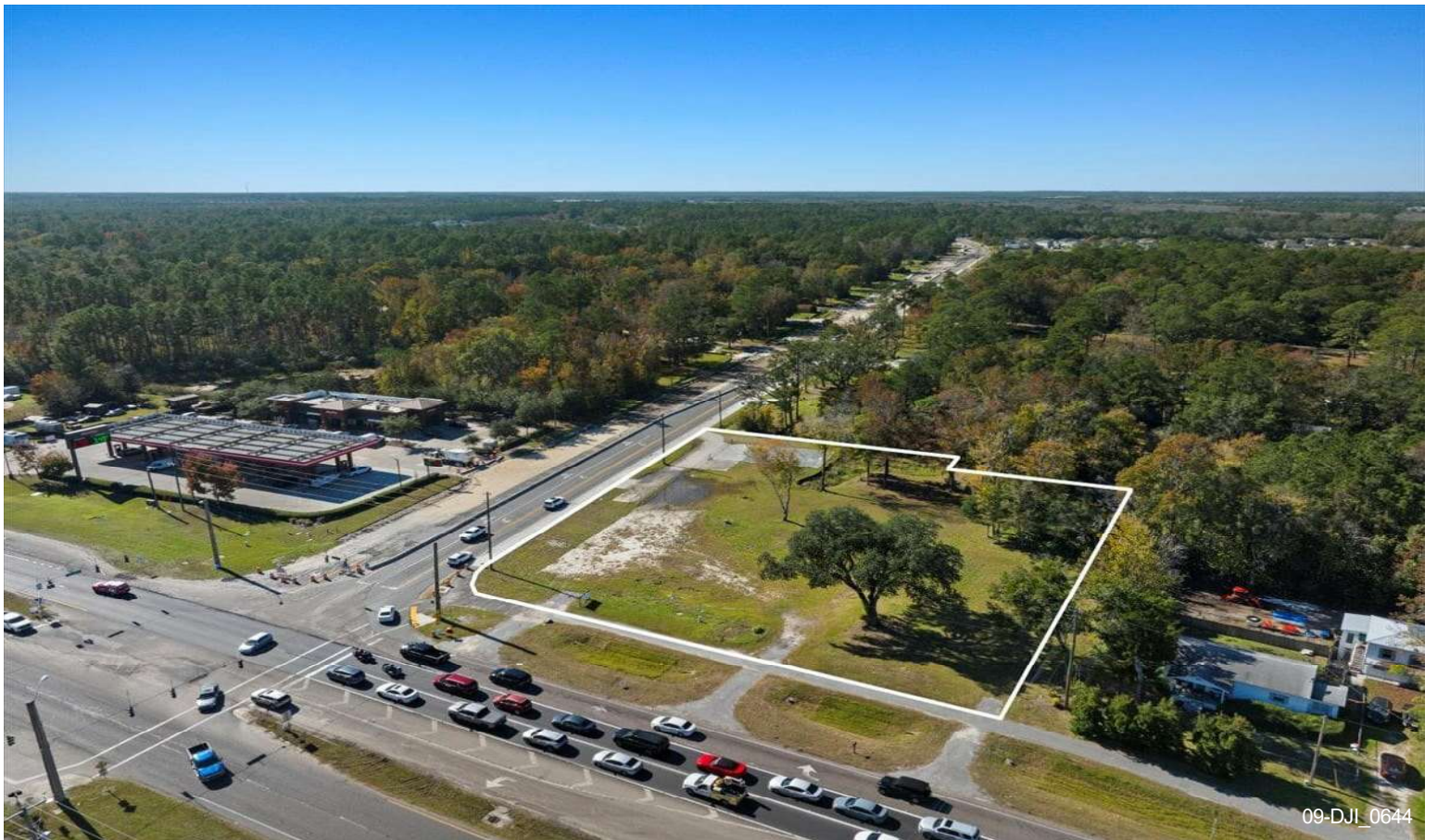


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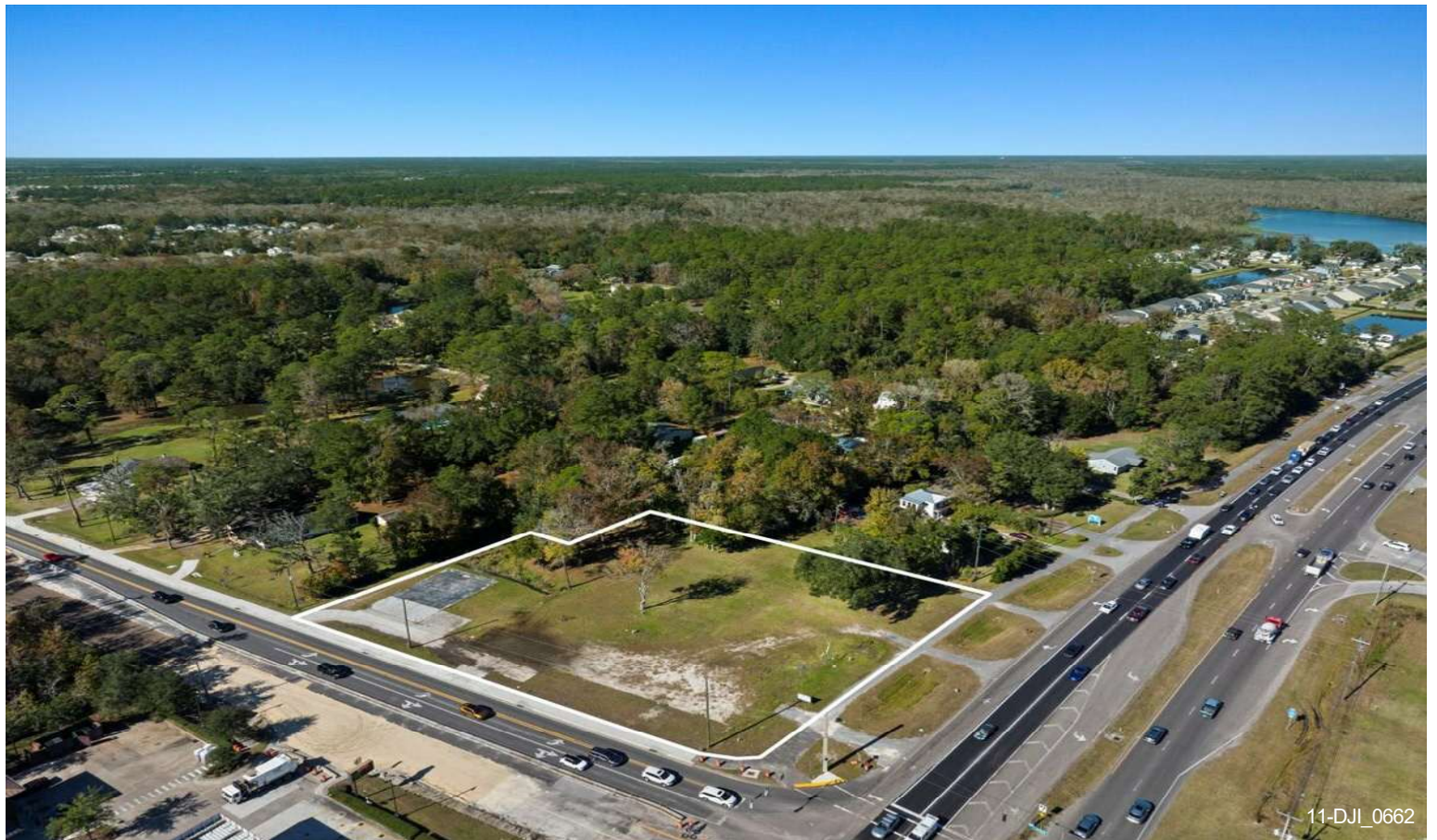


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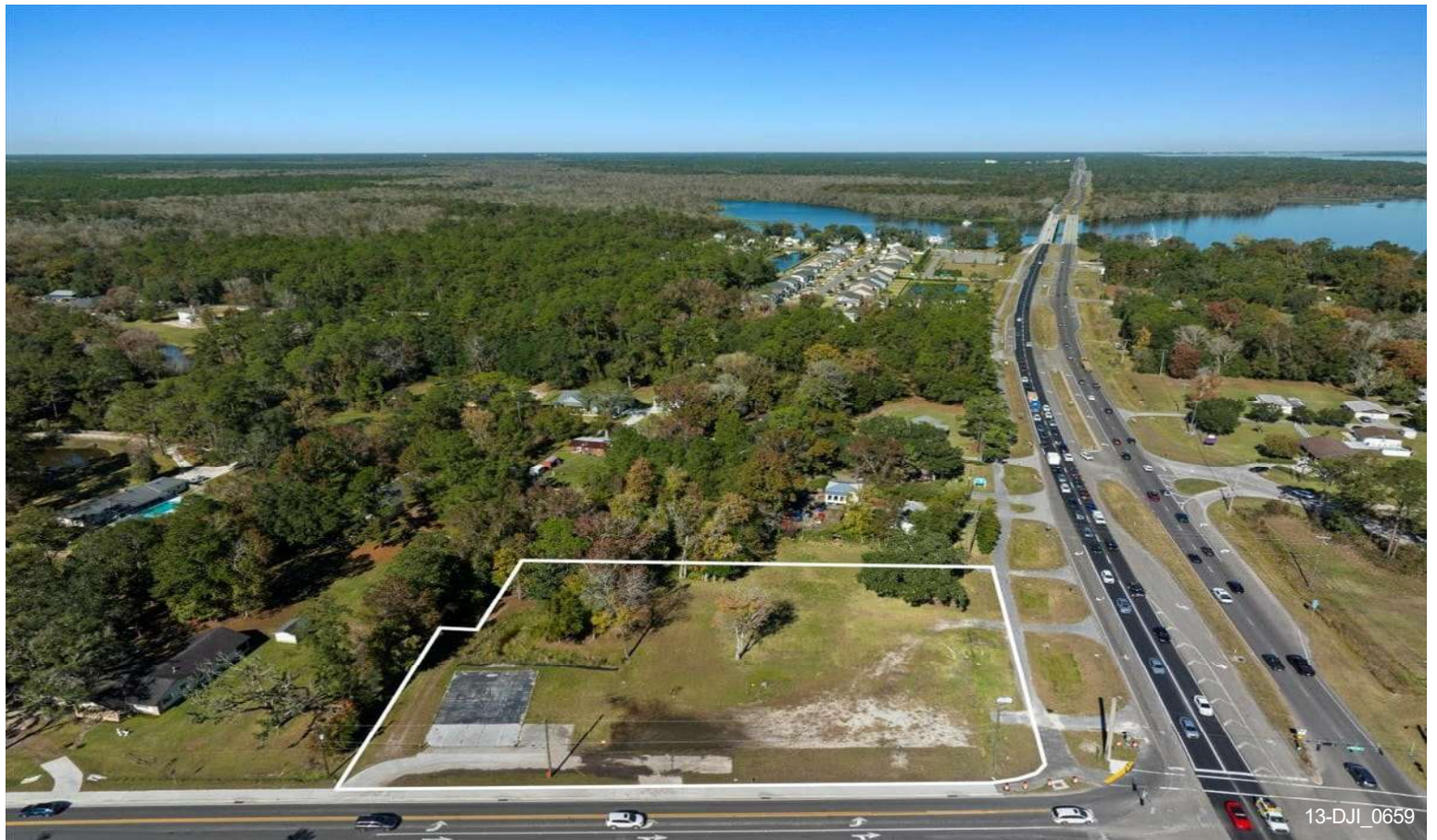
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