

FOR SALE

5581 TIMUQUANA ROAD

TIMUQUANA NURSERY

Jacksonville, FL 32210

PRESENTED BY:

COLIN NICHOLSON III, CCIM

O: 904.281.1990

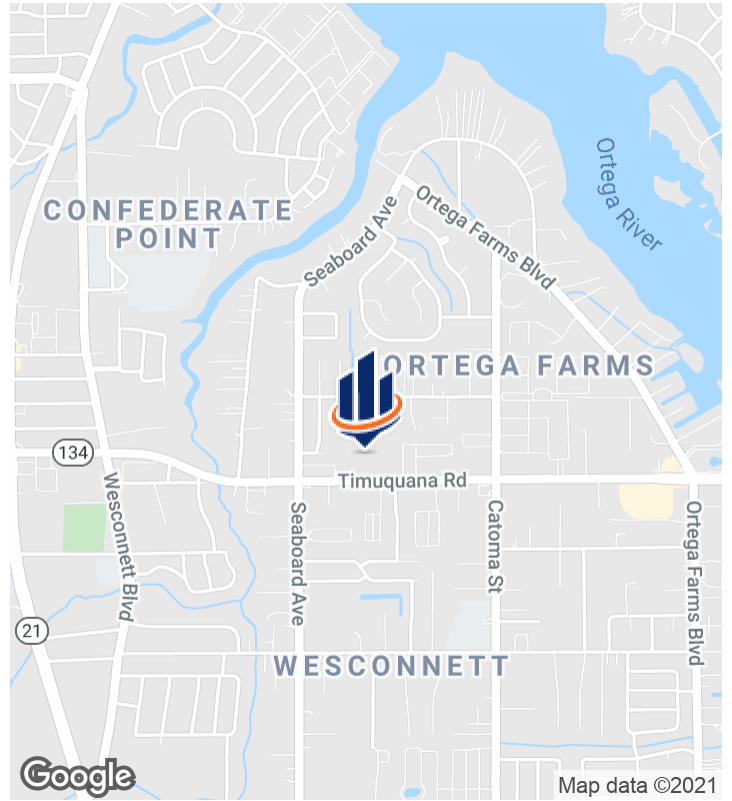
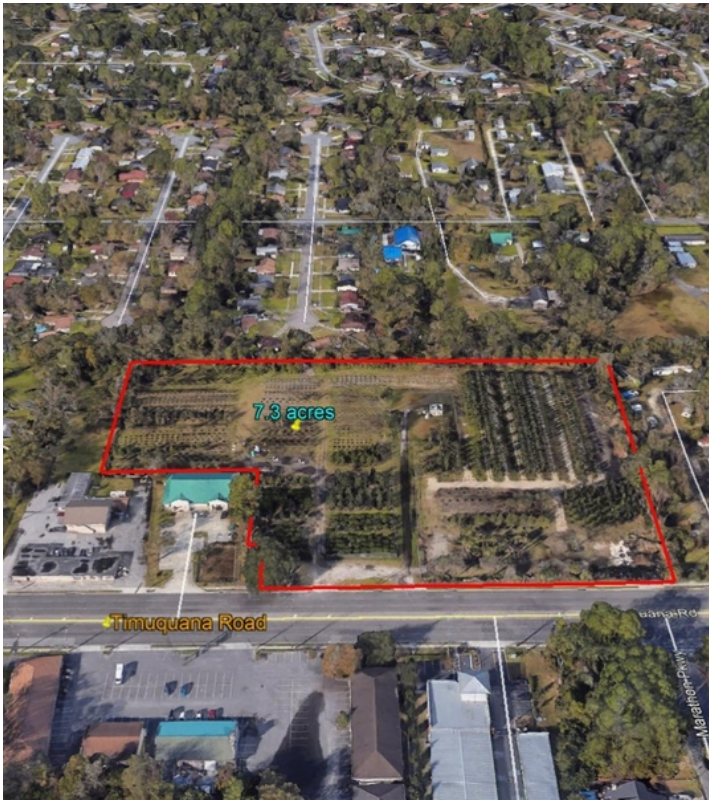
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OFFERING SUMMARY

SALE PRICE:	\$2,000,000
AVAILABLE SF:	
LOT SIZE:	7.3 Acres
PRICE / ACRE:	\$273,973
ZONING:	PUD / CCG-1
MARKET:	Westside
SUBMARKET:	Ortega Farms
APN:	103111-0000, 103110-0000, 103099-0020, 103100-0000, 103098-0000

PROPERTY OVERVIEW

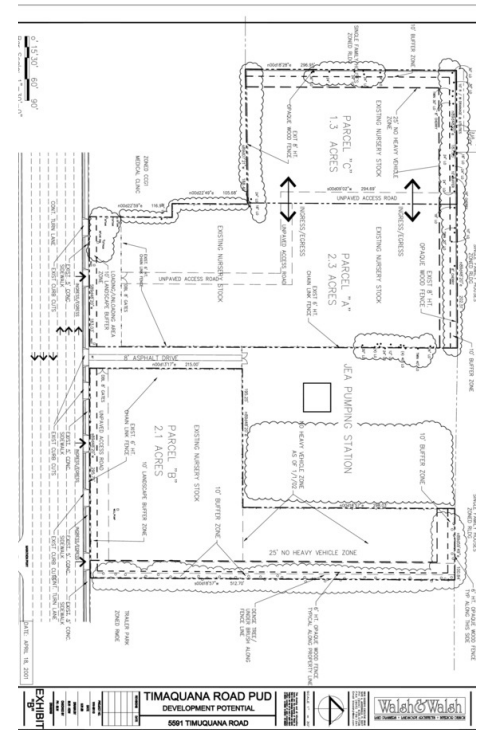
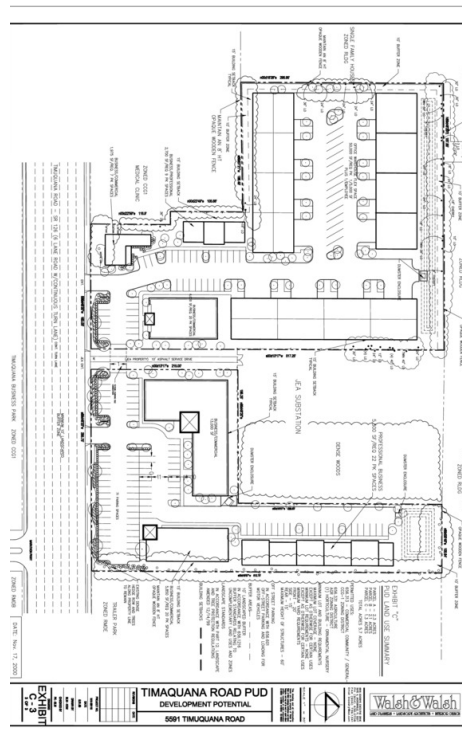
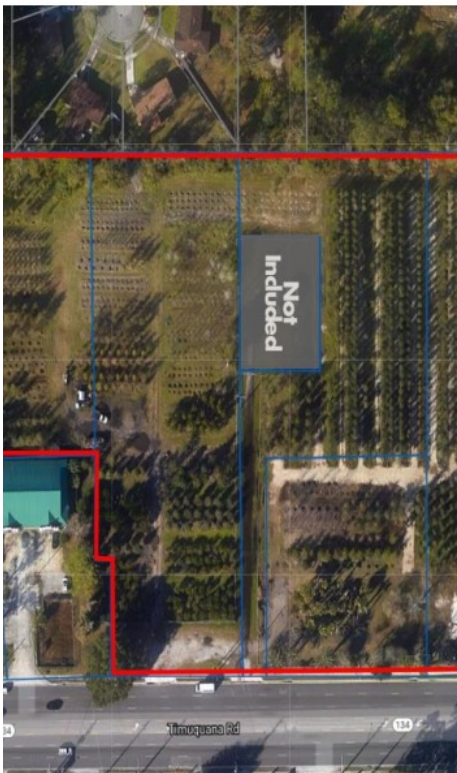
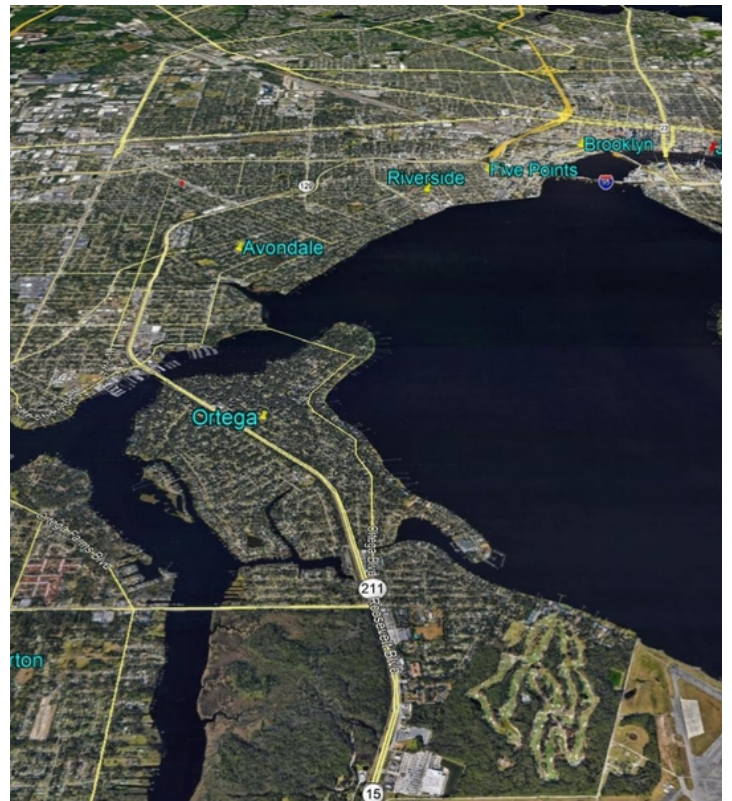
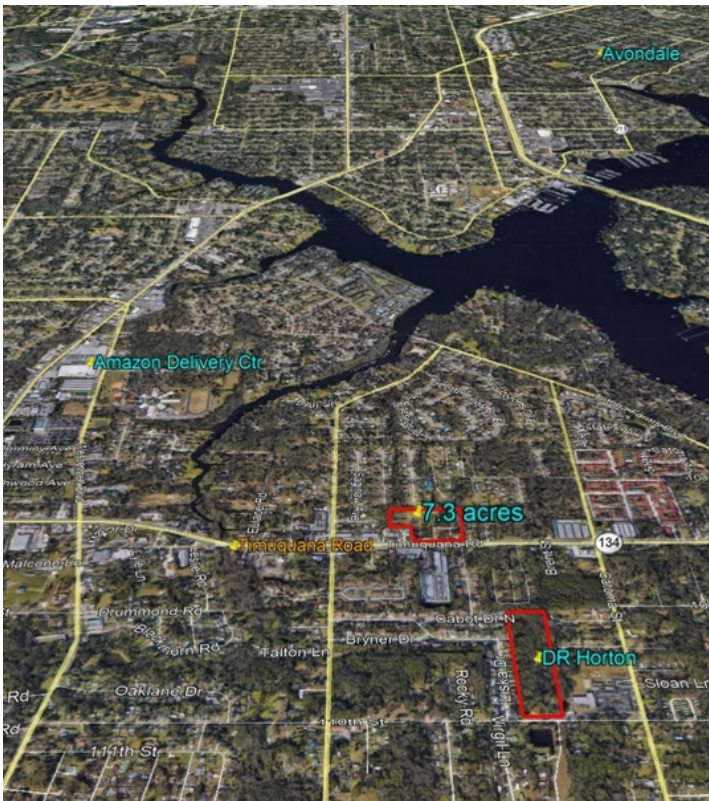
Former nursery property, this is an attractive infill location along a key east - west artery, Timuquana Road. A strong and active infill site with new single family development in close proximity. The new Amazon Delivery Center is only 1.3 miles from this site on Blanding Blvd. I-295 is approximately 2 miles directly west and SR17 / Roosevelt Blvd 1.75 miles east, both along Timuquana Road.

PROPERTY HIGHLIGHTS

- Attractive commercial property with 500 ft of frontage on Timuquana Road
- Formerly a Nursery which is currently a cleared property, the site is under a PUD w/ CCG-1 allowances.
- Located in the Ortega Farms area, the property has neighborhood retail centers on both sides of Timuquana Road surrounded by a densely developed residential market
- Site
- Daily traffic count of 18,000 CPD

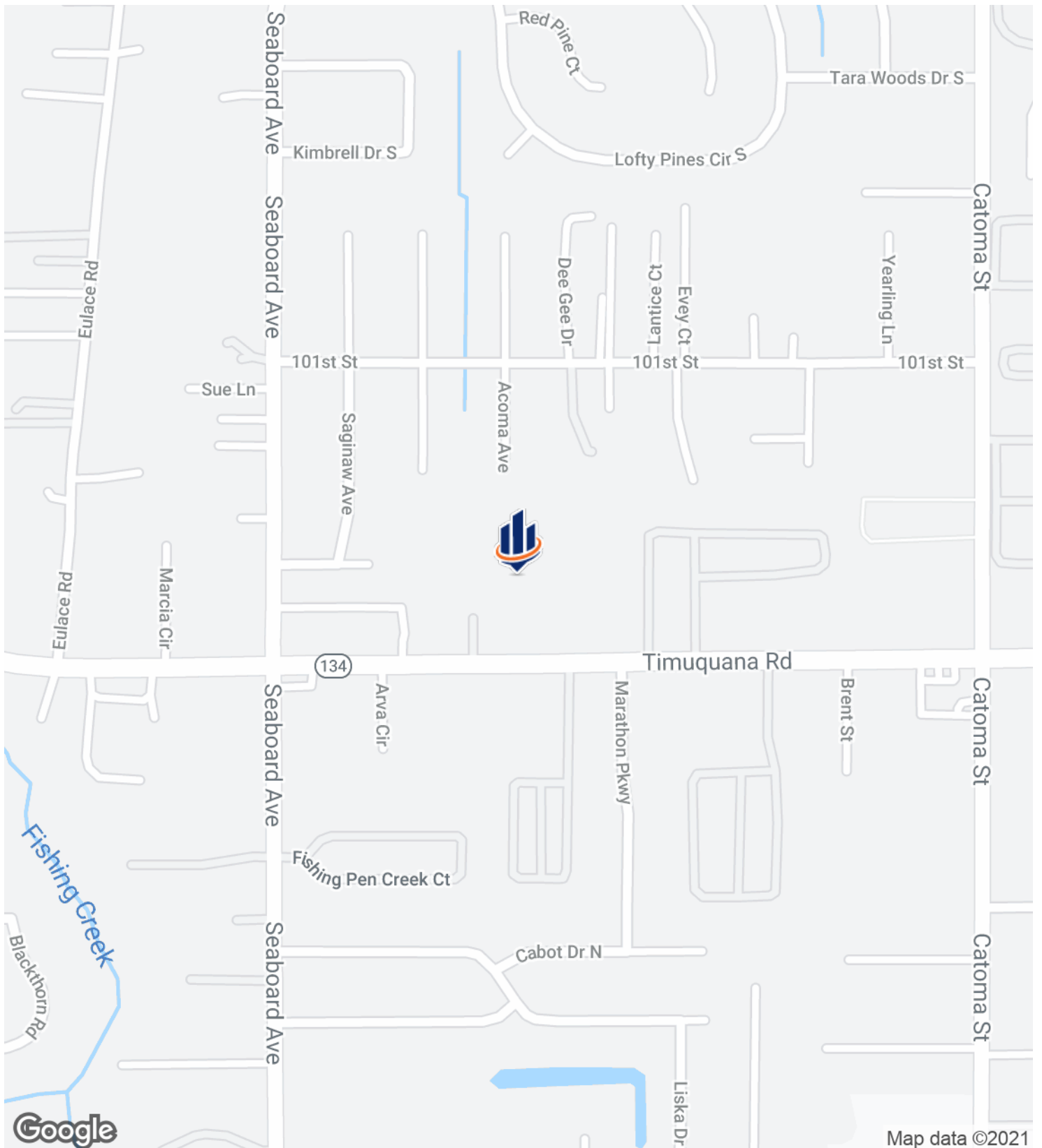
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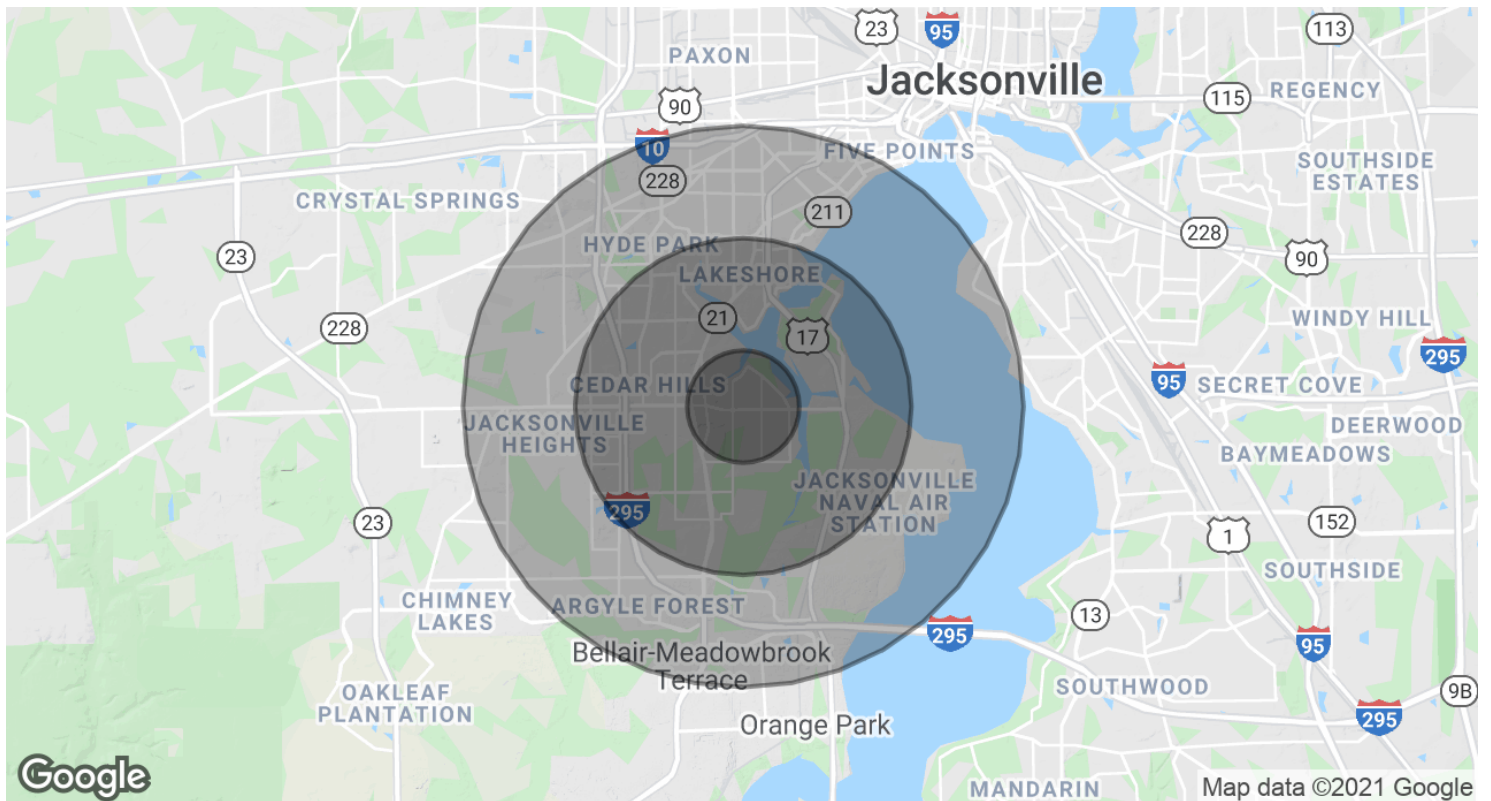
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POPULATION

1 MILE

3 MILES

5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,035	64,016	165,394
AVERAGE AGE	35.8	35.3	35.5
AVERAGE AGE (MALE)	34.2	34.6	34.4
AVERAGE AGE (FEMALE)	37.6	35.6	36.2

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,985	25,460	65,451
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$48,005	\$57,282	\$58,538
AVERAGE HOUSE VALUE	\$145,540	\$203,714	\$210,554

* Demographic data derived from 2010 US Census

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