

AVAILABLE FOR LEASE

± 7,647 SF Freestanding Building

650 US 90 West, Baldwin (Jacksonville), FL 32234



- Excellent visibility and access
- Pylon signage available
- Ample parking
- Competitive pricing

Area Neighbors:

Baldwin Animal Clinic, Dollar General, Cousin Willies Smokehouse, Galaxy Discount Beverage, Personal Touch Detail, US Post Office, Everybody's Takeout, Prestwood Funeral Home, Baldwin Self Service Car Wash, Baldwin Quick Mart, Cherished Pets Cremation Services, Baldwin Market

SEVELL REALTY PARTNERS

COMMERCIAL REAL ESTATE SERVICES



Traffic Counts: US Hwy 90 (Beaver St) 10,000 - vpd
 US Hwy 301 8,300 - vpd

DEMOGRAPHICS	1-MILE RANGE	3-MILE RANGE	5-MILE RANGE
POPULATION	1,714	2,623	3,540
MEDIAN AGE	38.1	40.5	39.9
AVG. HOUSEHOLD INCOME	\$52,715	\$55,471	\$60,205

FOR INFORMATION CALL 561-922-7100

Arnie Sevell

arnoldsevell@sevellrealty.com

WWW.SEVELLREALTY.COM

BROKER PARTICIPATION INVITED-CALL FOR DETAILS

Sevell Realty Partners, Inc.

2295 CORPORATE BOULEVARD NW, SUITE 131,
 BOCA RATON, FLORIDA 33431

LICENSED REAL ESTATE BROKER

NOTE: THIS OFFERING SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE/LEASE OR WITHDRAWAL WITHOUT NOTICE

SEVELL REALTY PARTNERS

COMMERCIAL REAL ESTATE SERVICES