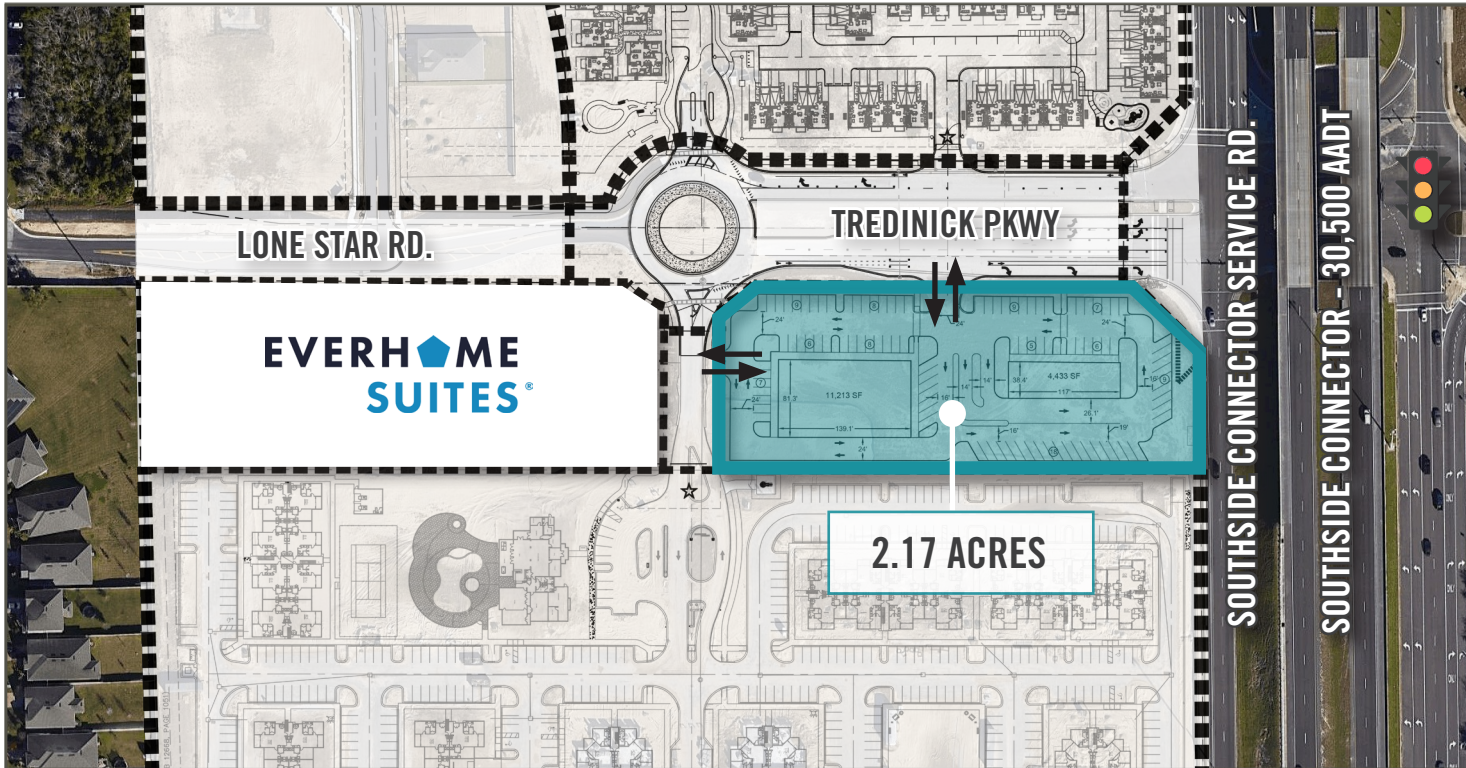


TREDINICK PARKWAY

JACKSONVILLE, FL 32211

COMMERCIAL LAND FOR SALE OR LEASE



DEMOGRAPHICS

POPULATION



1 Mile	10,565
3 Mile	87,565
5 Mile	200,114

HOUSEHOLDS



1 Mile	4,555
3 Mile	34,889
5 Mile	78,976

DAYTIME POPULATION



1 Mile	8,854
3 Mile	54,435
5 Mile	126,558

AVE. HOUSEHOLD INCOME



1 Mile	\$88,818
3 Mile	\$87,233
5 Mile	\$95,386

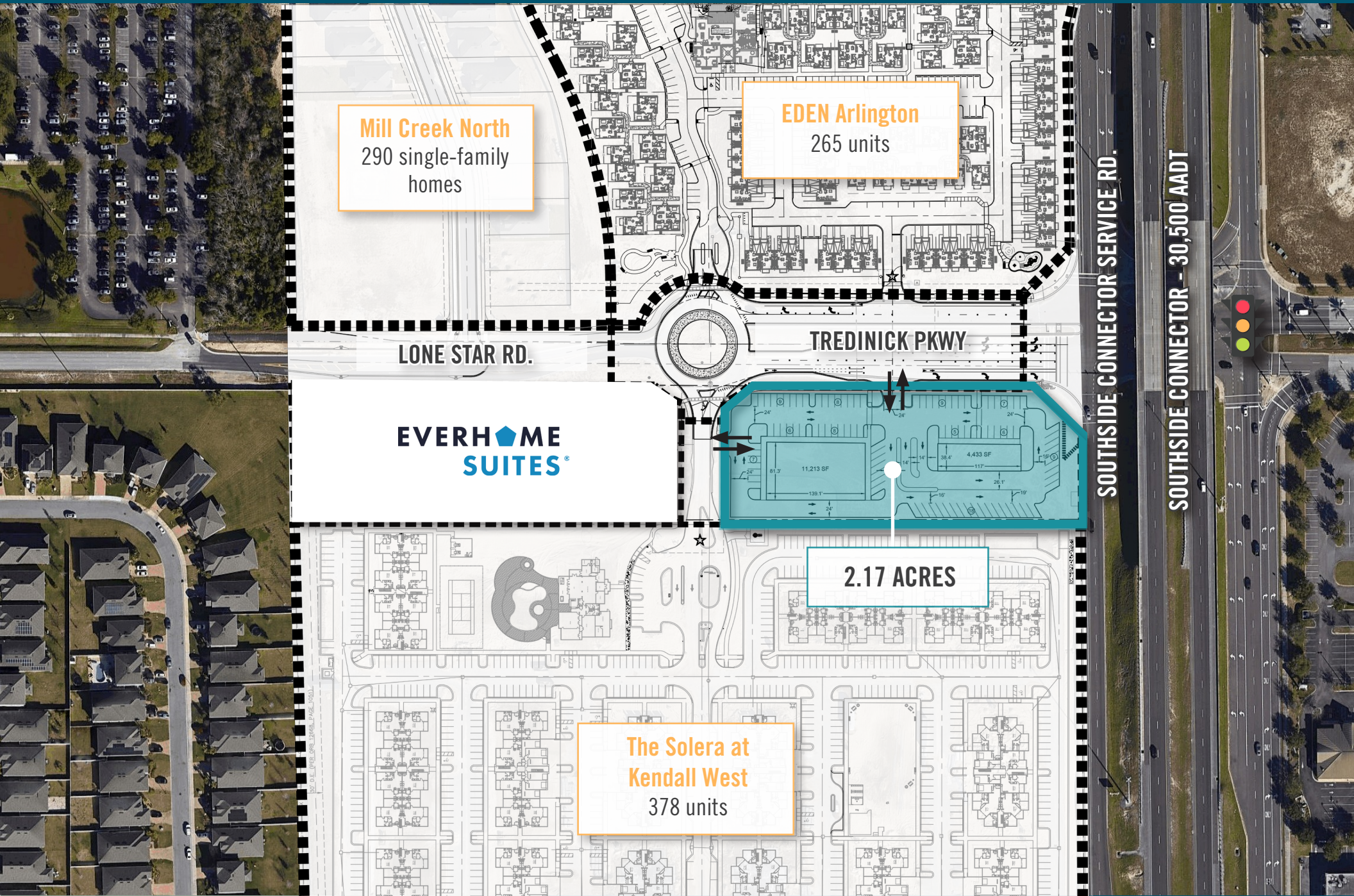
DAILY TRAFFIC COUNT



Tredinick Pkwy	16,200 AADT
Southside Connector	30,500 AADT

PROPERTY OVERVIEW

- Commercial land for sale or lease: **2.17 AC**
- Situated just west of Southside Connector Service Road on Tredinick Pkwy.
- Conveniently located just seven miles from downtown Jacksonville
- Immediately surrounded by more than 900 new and proposed single- and multi-family homes
- Strong demographics with more than 200K residents within a five-mile radius
- Nearby retailers include Walmart Supercenter, Publix, Ross, Target, Home Depot, and Lowes



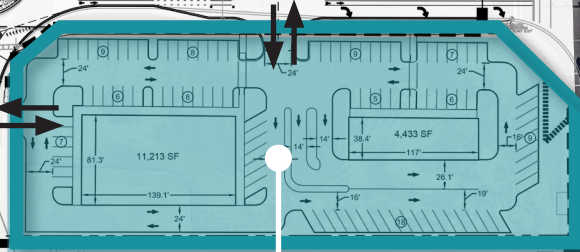
Mill Creek North
290 single-family homes

EDEN Arlington
265 units

LONE STAR RD.

TREDINICK PKWY

EVERHOME
SUITES®



2.17 ACRES

The Solera at Kendall West
378 units

SOUTHSIDE CONNECTOR SERVICE RD.

SOUTHSIDE CONNECTOR - 30,500 AADT



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