



±2.34 Acre Commercial Outparcel by JAX International Airport **For Sale**



JEFFREY TERWILLIGER **LENNY DEGIROLMO** **CHRISTOPHER WOODWARD**

607.745.0364

386.956.4143

386.748.8285

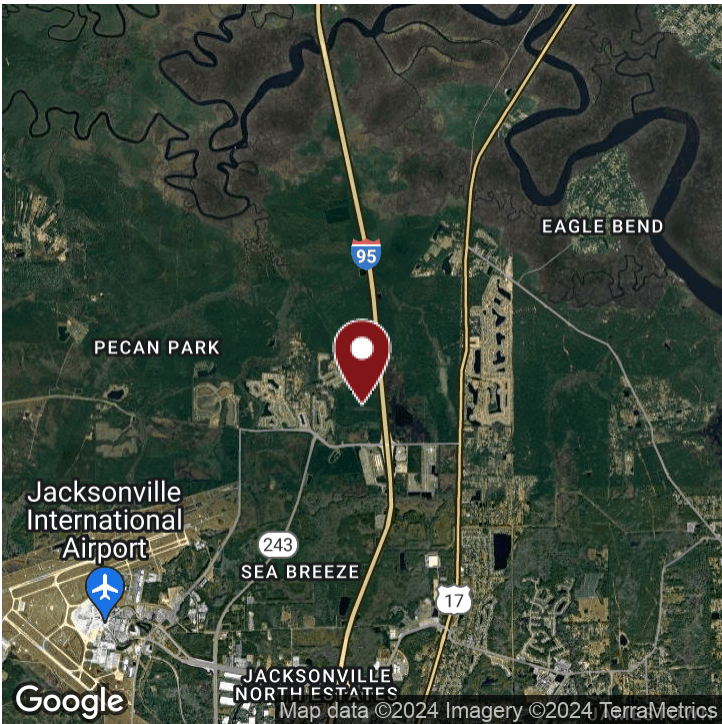
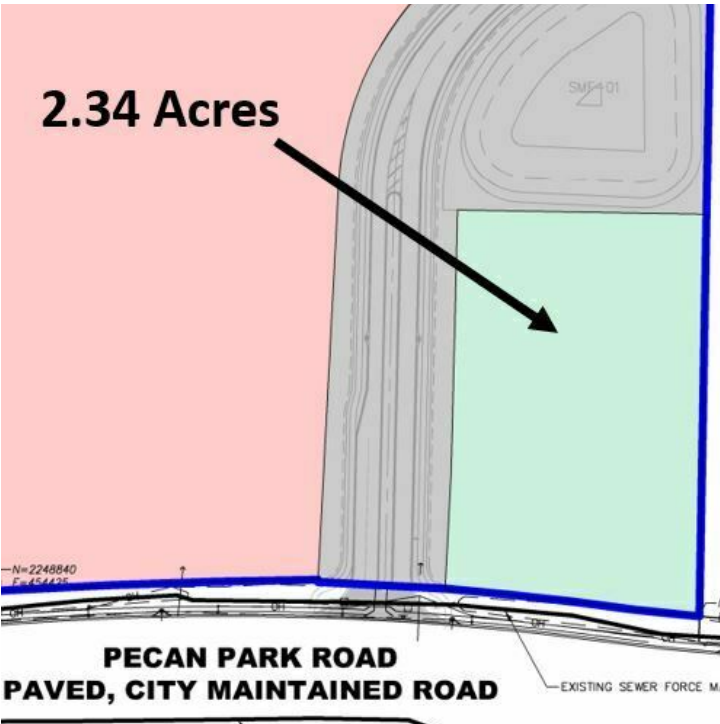
jterwilliger@svrrealtyfl.com

ldegirolmo@svrcom.com

cwoodward@svrcom.com

±2.34 ACRE COMMERCIAL OUTPARCEL

671 PECAN PARK, JACKSONVILLE, FL 32218



OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	2.34 Acres
Property Type:	Vacant Land
APN:	108115-0000
Zoning:	PUD

PROPERTY OVERVIEW

±2.34 acre property zoned PUD with a land-use of CGC (Community/General Commercial) commercial, which allows for almost all commercial office and retail uses. The site is an outparcel to a potential commercial development with a feeder road leading to a 136 lot single-family development.

LOCATION OVERVIEW

Conveniently located off the heavily traveled highway I-95, which gives this lot highly visible frontage to locals and travelers alike. Several major employers surround this parcel including Jacksonville International Airport, Jacksonville Port Authority, Amazon, Bacardi Bottling, UF Health, River City Marketplace, and many other retailers.

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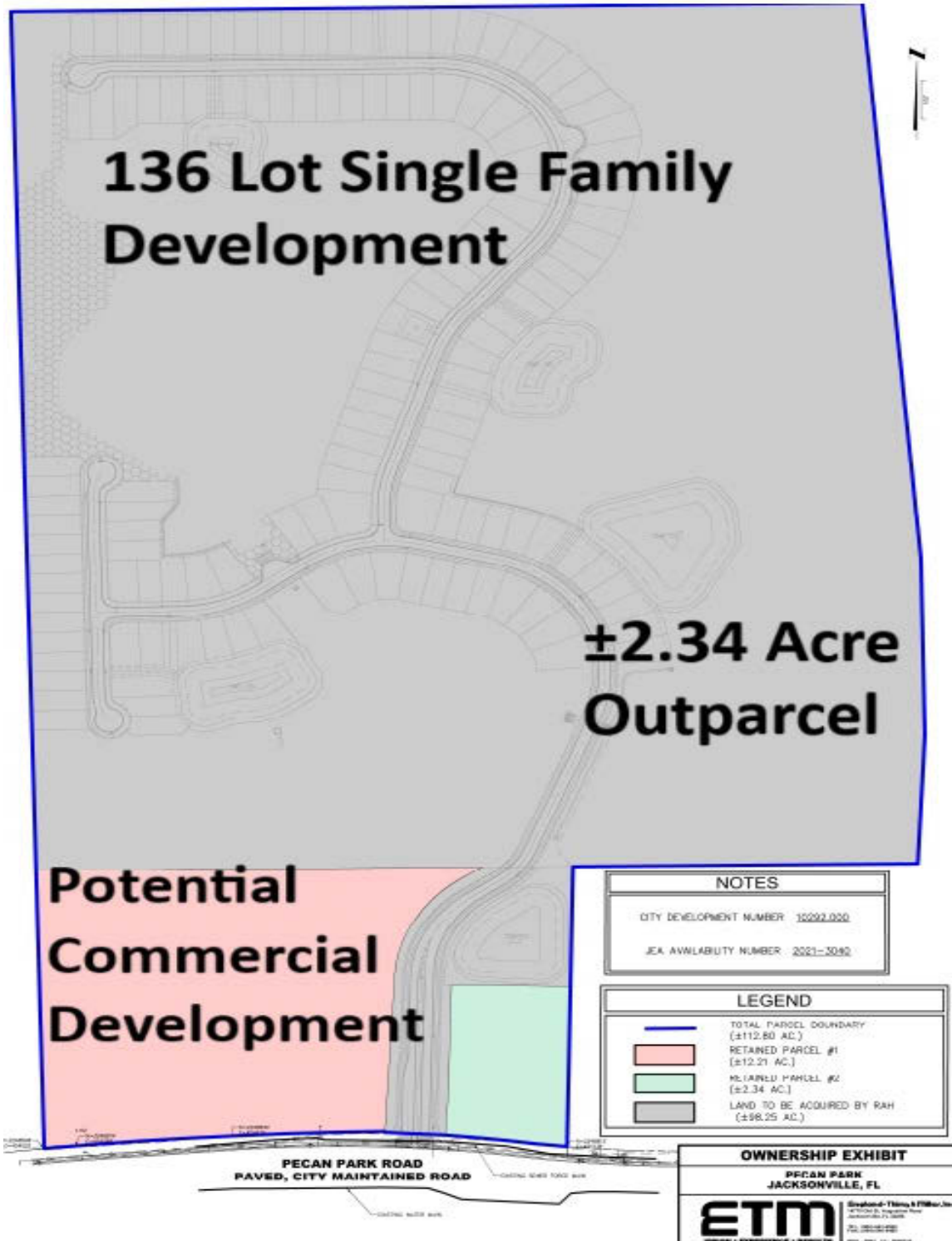
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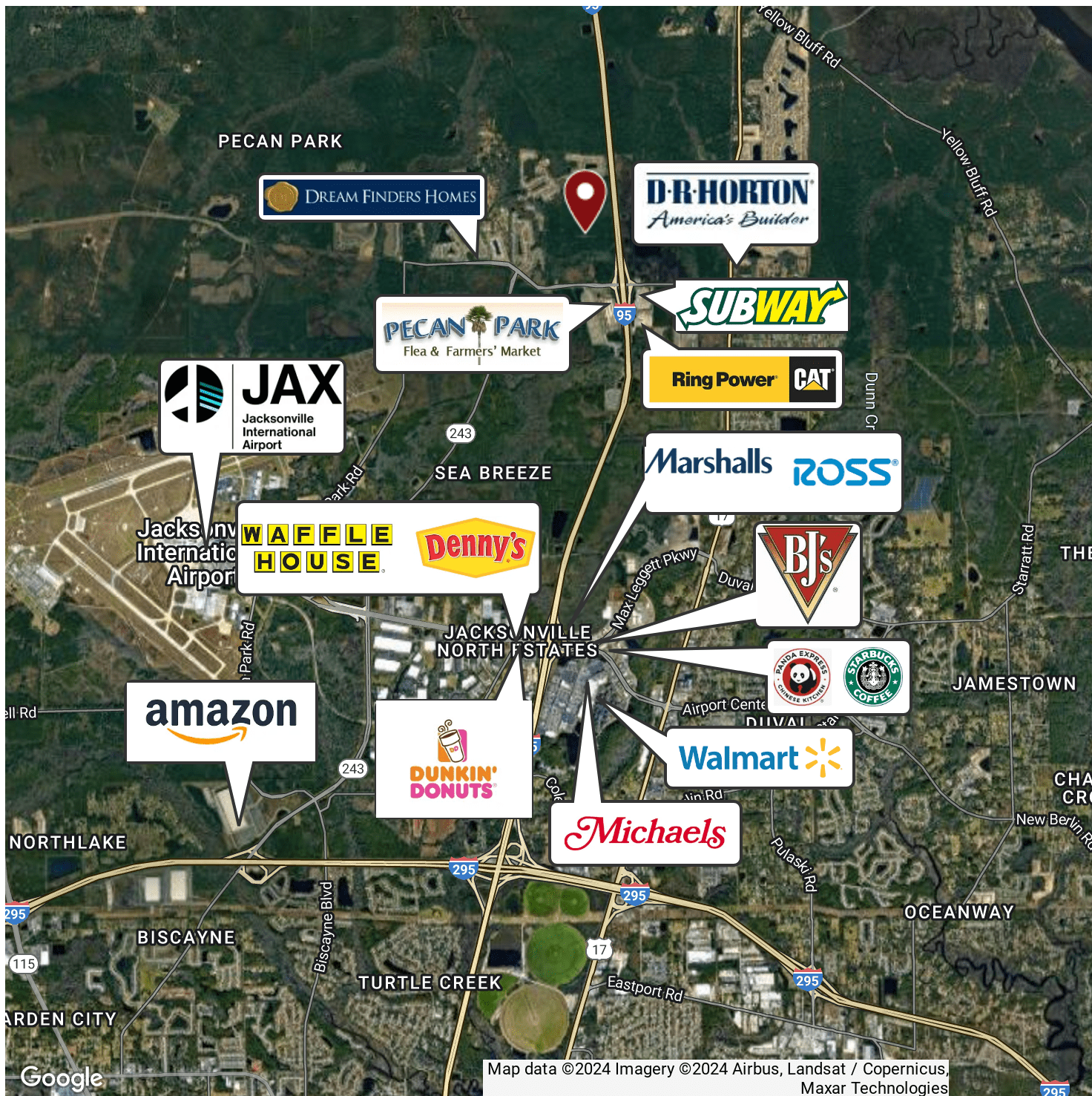
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ADJACENT TO FUTURE RETAIL PLAZA, SFH DEVELOPMENT & PUBLIX

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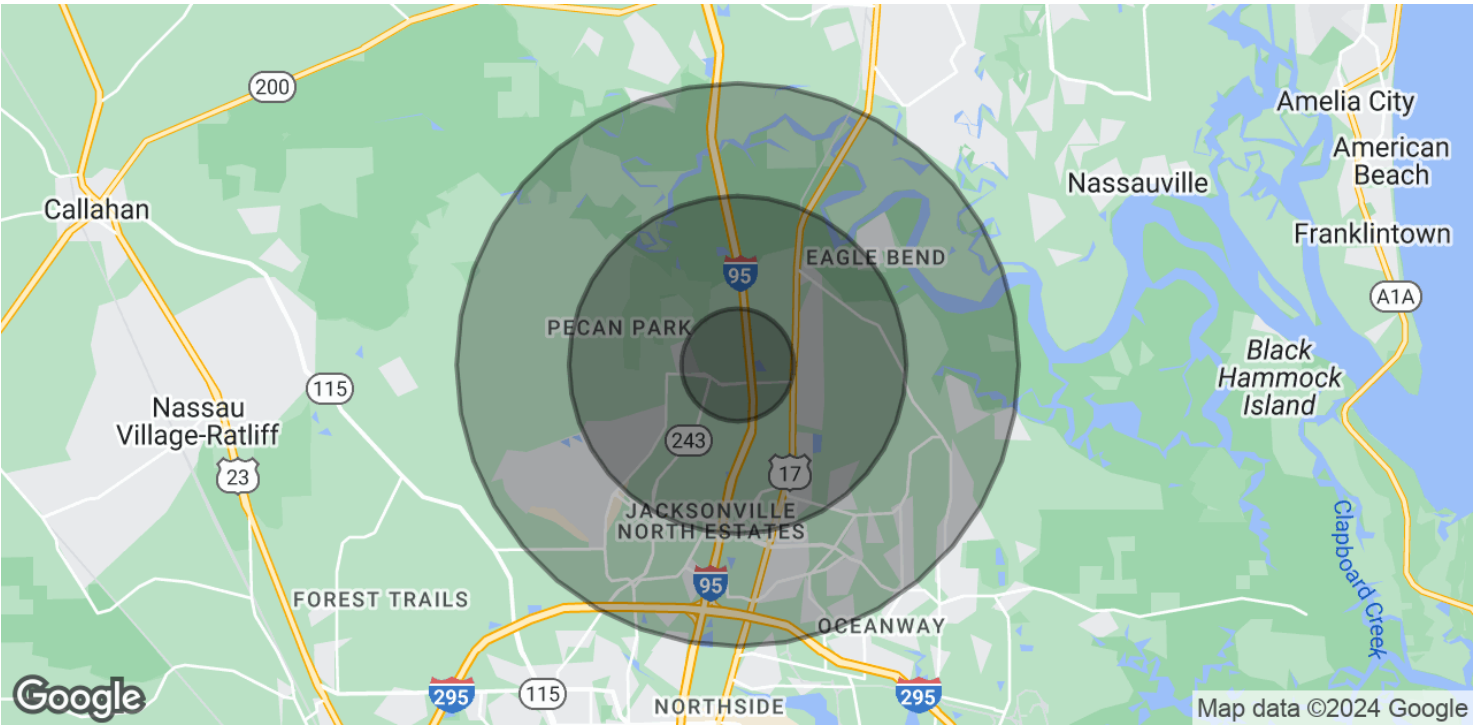
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POPULATION	1 MILE	3 MILE	5 MILE
Total Population	2,151	9,894	30,950
2028 Population Projection	2,331	10,693	33,071
Population Growth '23 - '28	1.7%	1.6%	1.4%

HOUSEHOLDS & INCOME	1 MILE	3 MILE	5 MILE
Total Households	696	3,403	11,174
Median HH Income	\$67,999	\$83,091	\$72,758
Household Growth '23 - '28	1.9%	1.7%	1.4%

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JEFFREY TERWILLIGER

Broker / President

Direct: 607.745.0364 **Cell:** 607.745.036
jterwilliger@svrrealtyfl.com

FL #BK3122117



LENNY DEGIROLMO

Commercial Advisor

Direct: 386.956.4143
ldegirolmo@svrcom.com



CHRISTOPHER WOODWARD

Commercial Advisor

Direct: 386.748.8285
cwoodward@svrcom.com

FL #SL3383649

JEFFREY TERWILLIGER LENNY DEGIROLMO CHRISTOPHER WOODWARD

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cwoodward@svrcom.com

SVR Commercial, LLC • 100 Fairway Park Blvd Unit 2200 • PVB, FL 32082 • 904.454.3856

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Commercial

svrcommercial.com