

# ST JOHNS BLUFF CORNER LOT

962 SAINT JOHNS BLUFF RD N  
JACKSONVILLE, FL 32225

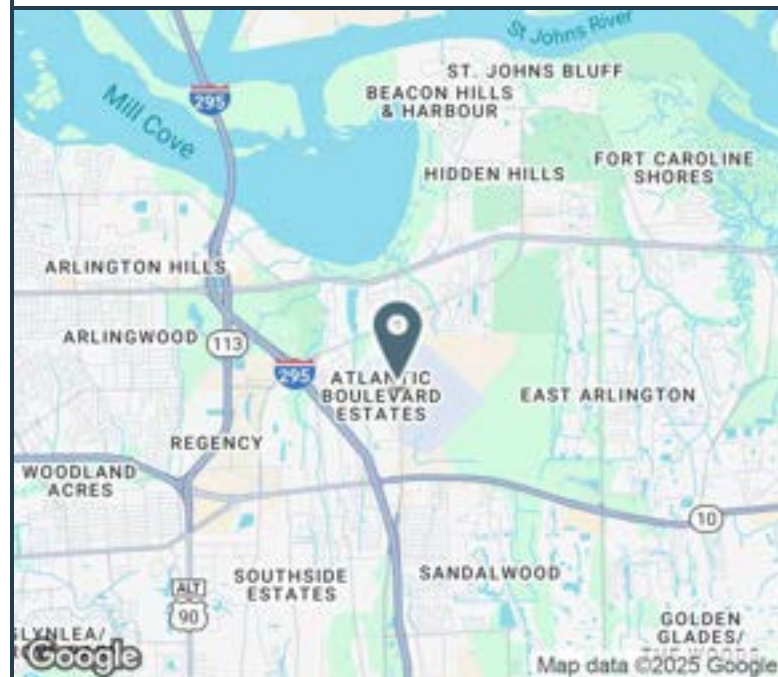


## OFFICE BUILDING FOR SALE

- 2,248 SF Office/Medical/Retail
- Zoning: Commercial Neighborhood (CN)
- Location: Southside location with quick connectivity to major transportation routes
- High Visabilty
- Frontage: +/-80 Feet on St Johns Bluff
- Traffic Count: 14,500 AADT

## AVAILABLE SPACES

CORNER LOT .18 ACRE FOR SALE \$300,000 SPACE SIZE 2,248 SF



**ALEX EVANS**  
Broker / Owner

Phone | 904.210.9878  
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**EVANS COMMERCIAL**  
PROPERTIES, INC.

# PROPERTY SUMMARY

## ST JOHNS BLUFF CORNER LOT



### PROPERTY DESCRIPTION

Introducing a prime end-user opportunity in Jacksonville, FL. 2,248 SF office/retail building (zoned CN), offers a compelling location in the thriving Southside area. With a versatile CN zoning, this property is poised to accommodate a variety of office and commercial uses. Its strategic location provides seamless access to major transportation routes, ensuring excellent connectivity. End-users seeking a property with potential for value appreciation and versatility will find this offering to be a great option. Don't miss the chance to capitalize on the promising features of this property in the dynamic Southside market.

### LOCATION DESCRIPTION

Discover the vibrant potential of the Southside market in Jacksonville, FL. This prime location offers convenient access to notable points of interest, including the St. Johns Town Center, a premier shopping and dining destination, and the University of North Florida. The area is also home to multiple corporate headquarters, making it a thriving hub for business and commercial activity. With its strategic positioning and proximity to major roadways, the Southside market presents an enticing opportunity for office investors seeking a dynamic, well-connected location with ample amenities and growth potential.

### OFFERING SUMMARY

Sale Price:	\$300,000
Lot Size:	.18 Acre
Building Size:	2,248 SF

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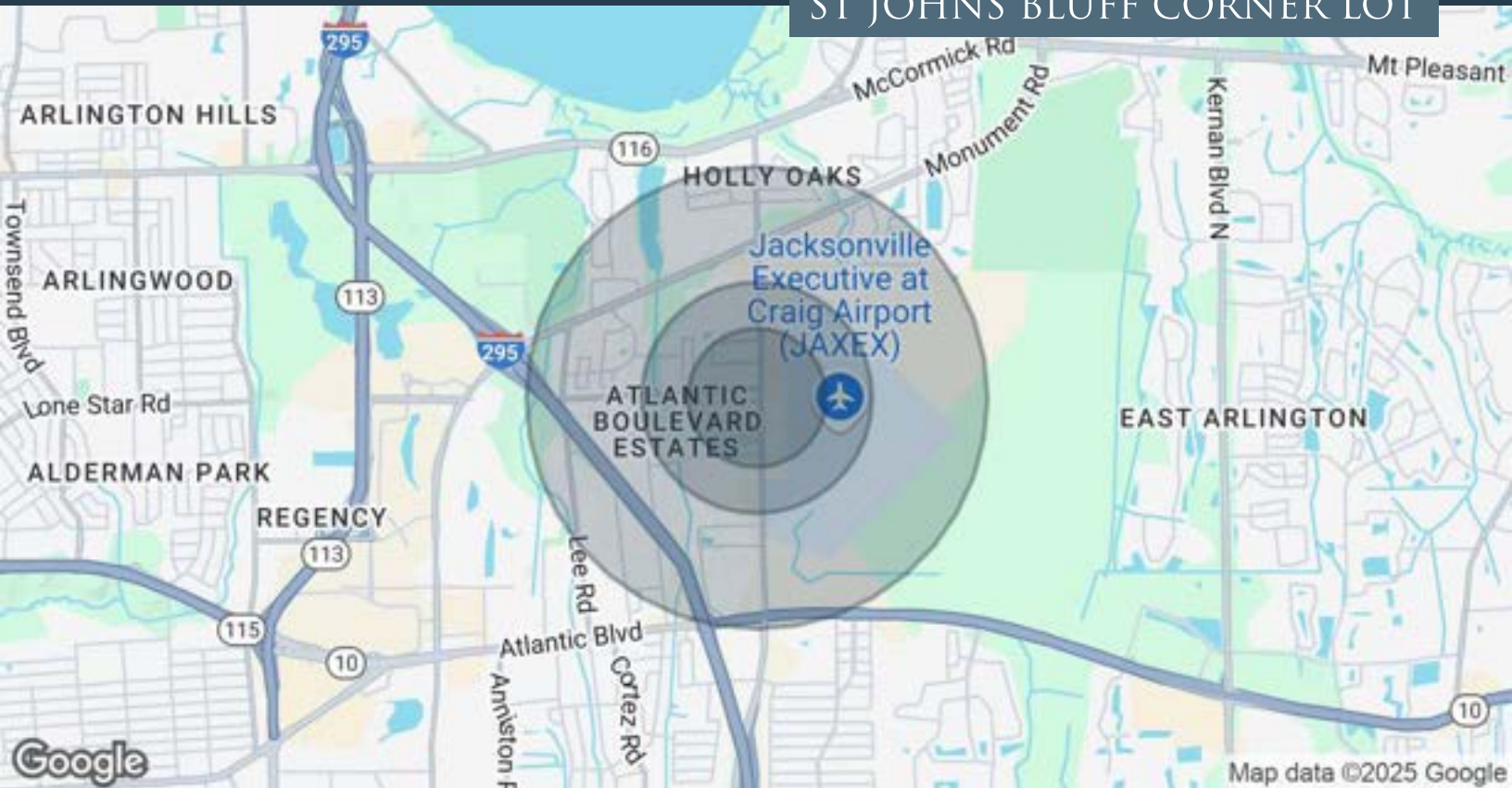
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# DEMOGRAPHICS MAP & REPORT

## ST JOHNS BLUFF CORNER LOT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	377	1,091	6,723
Average Age	41	41	38
Average Age (Male)	41	41	37
Average Age (Female)	42	42	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	153	441	2,810
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$87,908	\$83,953	\$80,536
Average House Value	\$274,101	\$267,044	\$259,071

Demographics data derived from AlphaMap

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