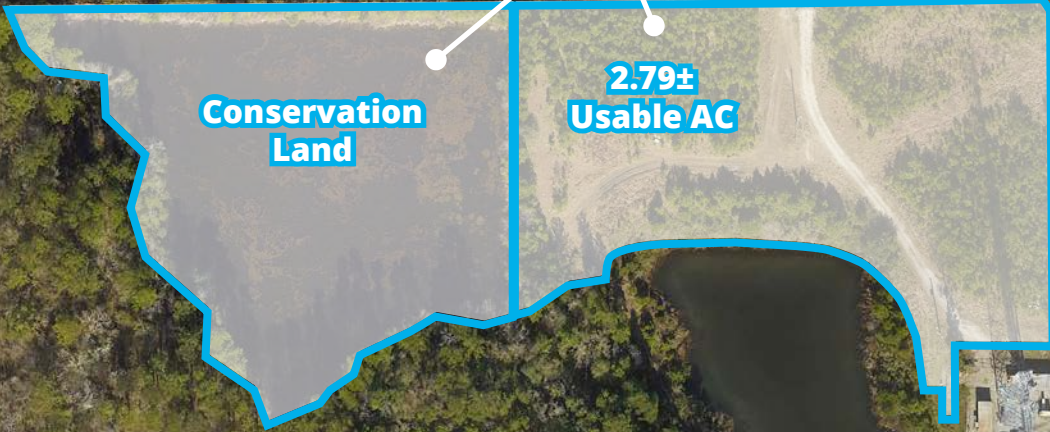




5.02± AC

Owens Rd



Conservation Land

2.79± Usable AC

River City Nursing & Rehab

For Sale

Sale Price:
\$975,000

0 Owens Road

Jacksonville, FL 32218

 30.490628, -81.635922

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Property Highlights

- 2.79± usable acres (5.02± total)
- PUD zoning allowing for multiple uses
- Adjacent to 116 bed River City Rehab center and close proximity to new 173,200± SF VA Hospital & Medical Center under construction and UF Health Medical Center
- Surrounding retail includes Parkway Shops and River City Marketplace, plus QSRs and medical on Max Leggett Pkwy
- Residential is booming with 1,500+ new and planned units in the immediate trade area
- Parcel ID: 106252-0020

[View Property Online](#)



Site Location



Demographics

Source: ESRI Business Analyst, 2023



Total Population

3 Miles	23,902
5 Miles	64,402
10 Minutes	234,173



Median HH Income


\$69,953
\$70,800
\$55,273



Average HH Income

\$91,941
\$91,724
\$77,383

Retail Trade Area

VA 
 SE Georgia / NE Florida
 Veterans Health Center
 opening 2024 | 173,200 SF (u/c)

Site

Owens Rd

90,000± AADT

Parkway Shops









11,000± AADT

UFHealth
 UNIVERSITY OF FLORIDA HEALTH
 92 beds
 225,300 SF
 expansion
 opening 2024

14,100± AADT



Jacksonville
 International
 Airport

Airport Rd

INTERSTATE
 95

Max Leggett Pkwy

Airport Center Dr

Main St

River City Marketplace





















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