

### **Contact us:**

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76 S. Laura Street, Suite 1500 Jacksonville, FL 32202 colliers.com/jacksonville

## 0 Lem Turner Road, Jacksonville FL 32218

# A parcel of land intended for a gas station concept

### **Property Features**

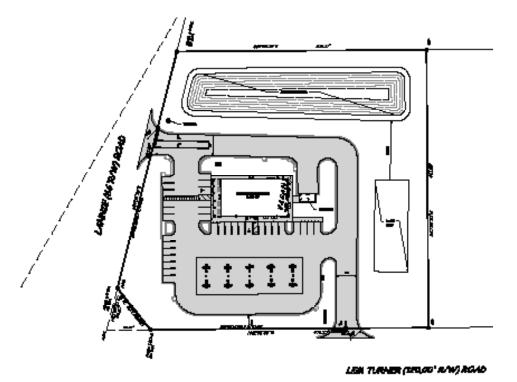
- Corner parcel at light
- Perfect convenience store location that has zoning approval for gas
- At intersection leading to veteran memorial
- In path of growth on northside of Jacksonville
- 4 AC
- Zoned CN

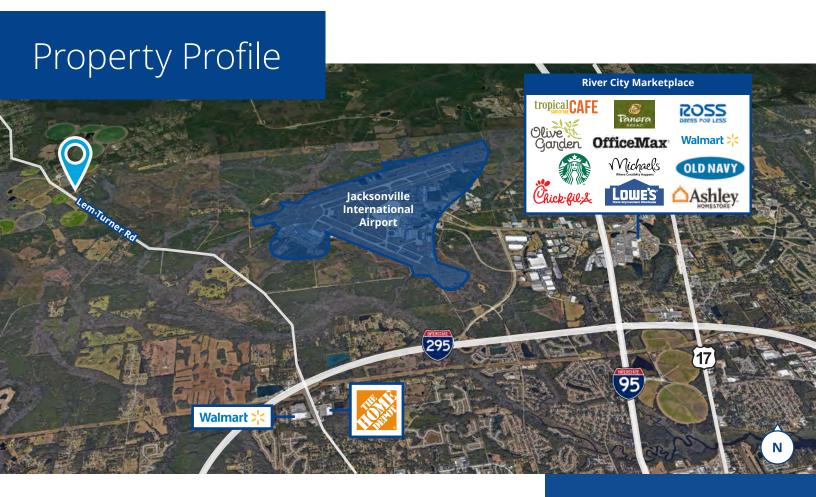
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# Property Plans







### Area Demographics | 5 mi radius

Source: ESRI Business Analyst



2021 Estimated Population

16,230



2026 Projected Population

17,715



2021 Est. Avg. Household Income

\$79,935



2026 Proj. Avg. Household Income

\$91,916

### **Property Specifications**

Address:	0 Lem Turner Rd, Jacksonville FL 32218
RE #:	002449-0090 (part of)
County:	Duval
Acres:	4
Zoning:	CN
Price:	\$495,000

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