



**STEPHEN COVINGTON**

904.662.5251

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# 1343 BULLS BAY HIGHWAY

JACKSONVILLE, FL 32220



## OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	4,160 SF
Available SF:	
Lot Size:	9.3 Acres
Price / SF:	-
Zoning:	Light Industrial

## PROPERTY OVERVIEW

The property is 10 acres with about 5.16 acres usable and 4.13 classified as wetlands. The property includes a large metal garage building which could be used for auto repair, body work, as a workshop or to store equipment and supplies. This would be an ideal location for anyone wanting to do light industrial work, a trucking company or a contractor. This site is located a short drive from major industrial suppliers and shipping hubs as well as fast food and dining options.

This property is just minutes from Westlake Industrial Park and the UPS hub located on Pritchard Road and a FedEx Ship Center located on Commonwealth Ave. There are numerous trucking, trailer and industrial companies located within a short drive.

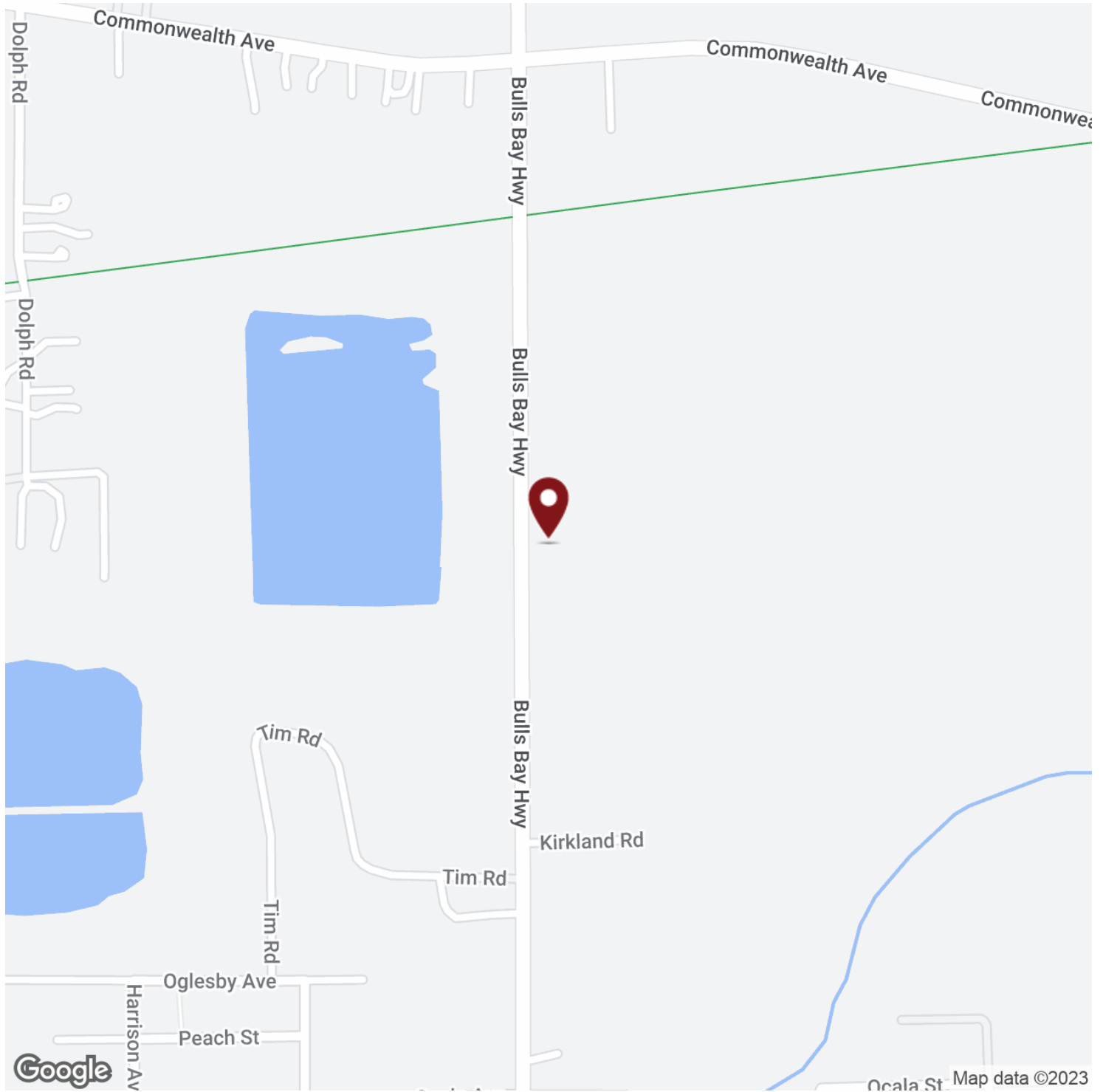
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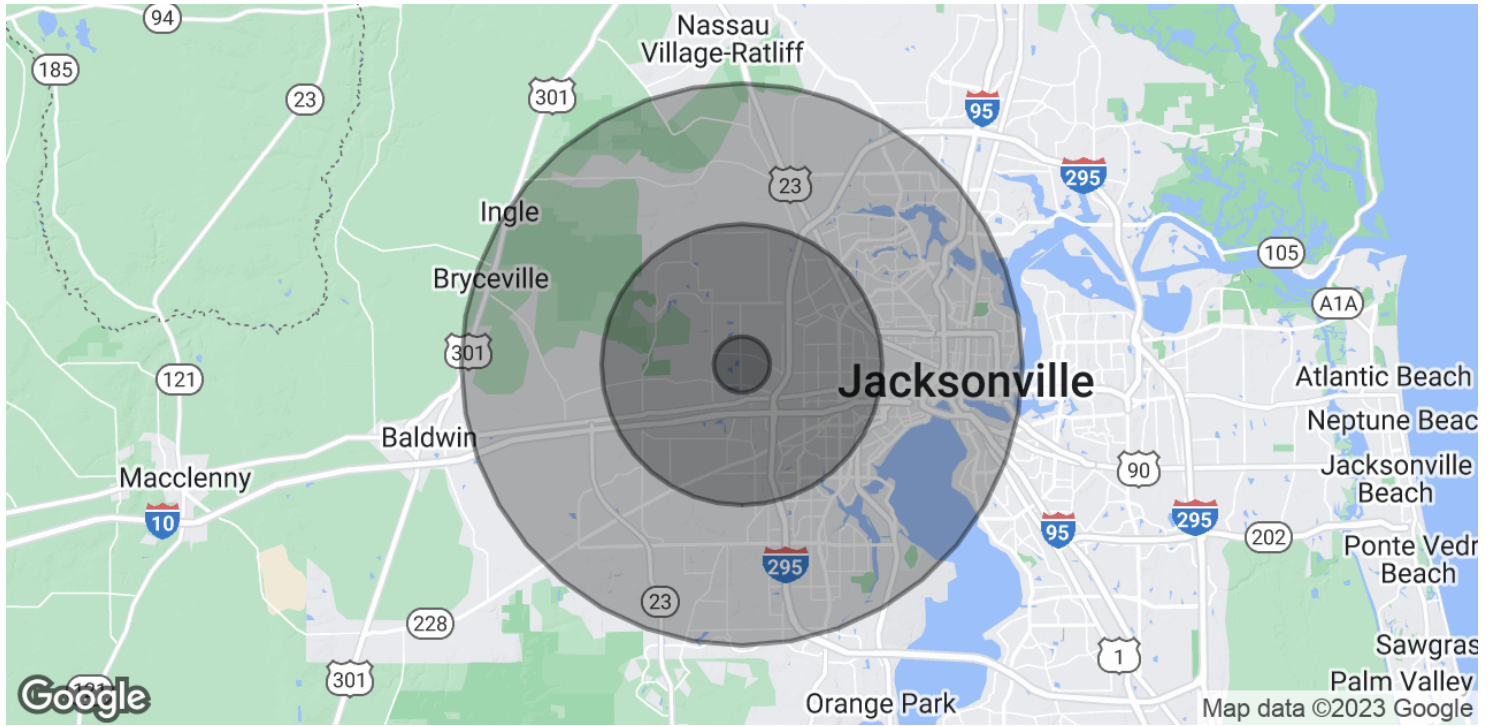
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	872	84,369	360,828
Average Age	53.5	38.4	37.5
Average Age (Male)	56.0	36.4	35.4
Average Age (Female)	51.5	40.0	39.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	381	35,671	160,046
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$73,433	\$56,126	\$56,317
Average House Value	\$160,885	\$169,131	\$167,686

\* Demographic data derived from 2020 ACS - US Census

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