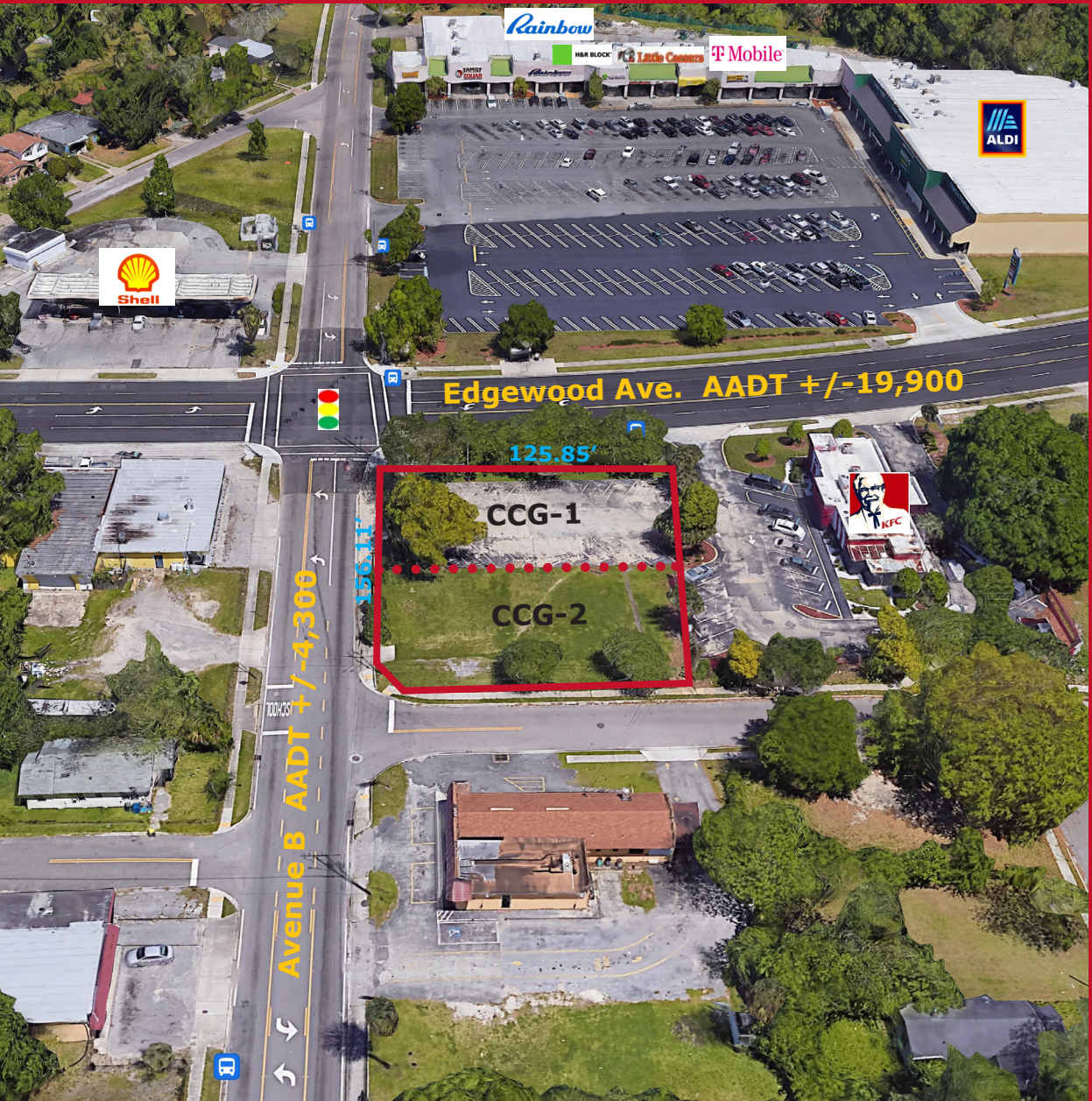


GROUND LEASE  
OR BUILD TO  
SUIT

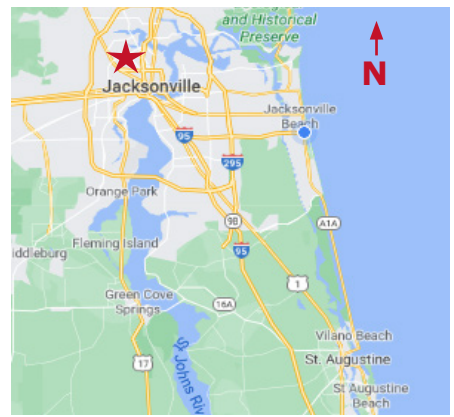
# Edgewood Avenue

5927 Avenue B, Jacksonville, FL 32209



- Ground Lease or Build To Suit  
*Call for pricing and details*
- Corner Parcel +/-19,646 SF  
+/-156.11 Feet of Avenue B frontage  
+/-125.85 Feet of Edgewood Ave. frontage
- Utilities at the site
- Zoning: CCG-1, CCG-2
- May build up to +/-6,000 SF
- Hard corner at signalized intersection
- Drive thru potential
- Shared access easement with adjacent KFC

2025 Drive Time Demographics	5 Minute	10 Minute	15 Minute
Estimated Population	35,638	97,637	186,718
Average HH Income	\$61,747	\$58,907	\$69,292
Daytime Total Employees	8,940	41,671	127,619



**STRATEGIC SITES**  
**Clifford Commercial**

For Additional  
Information Contact:

**Clay Weaver**  
clay@strategicsites.com

OR

**Kate Clifford**  
kate@strategicsites.com

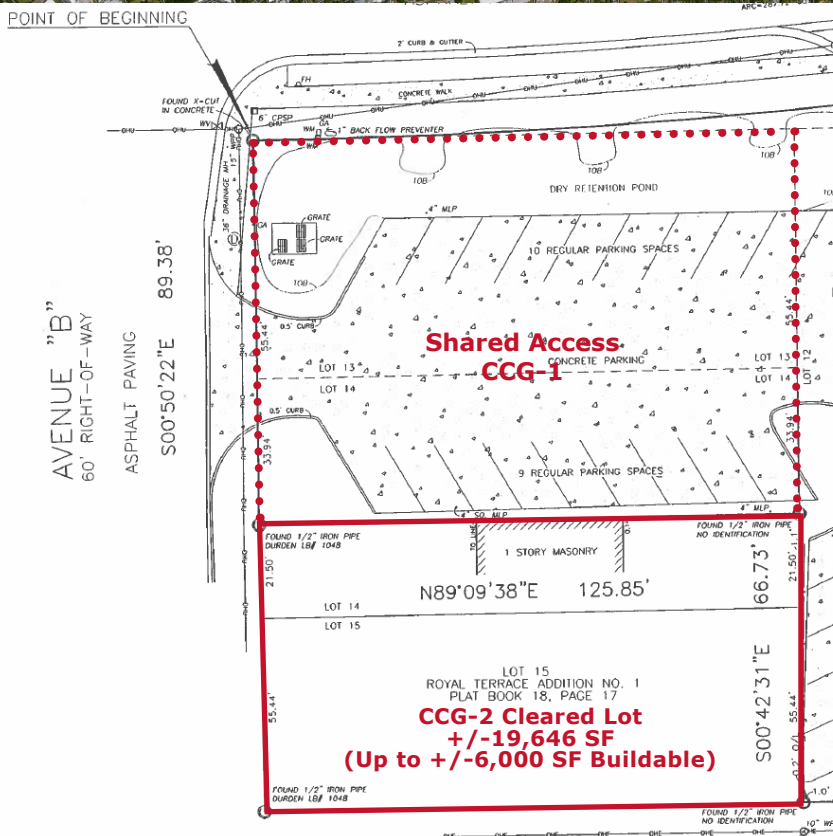
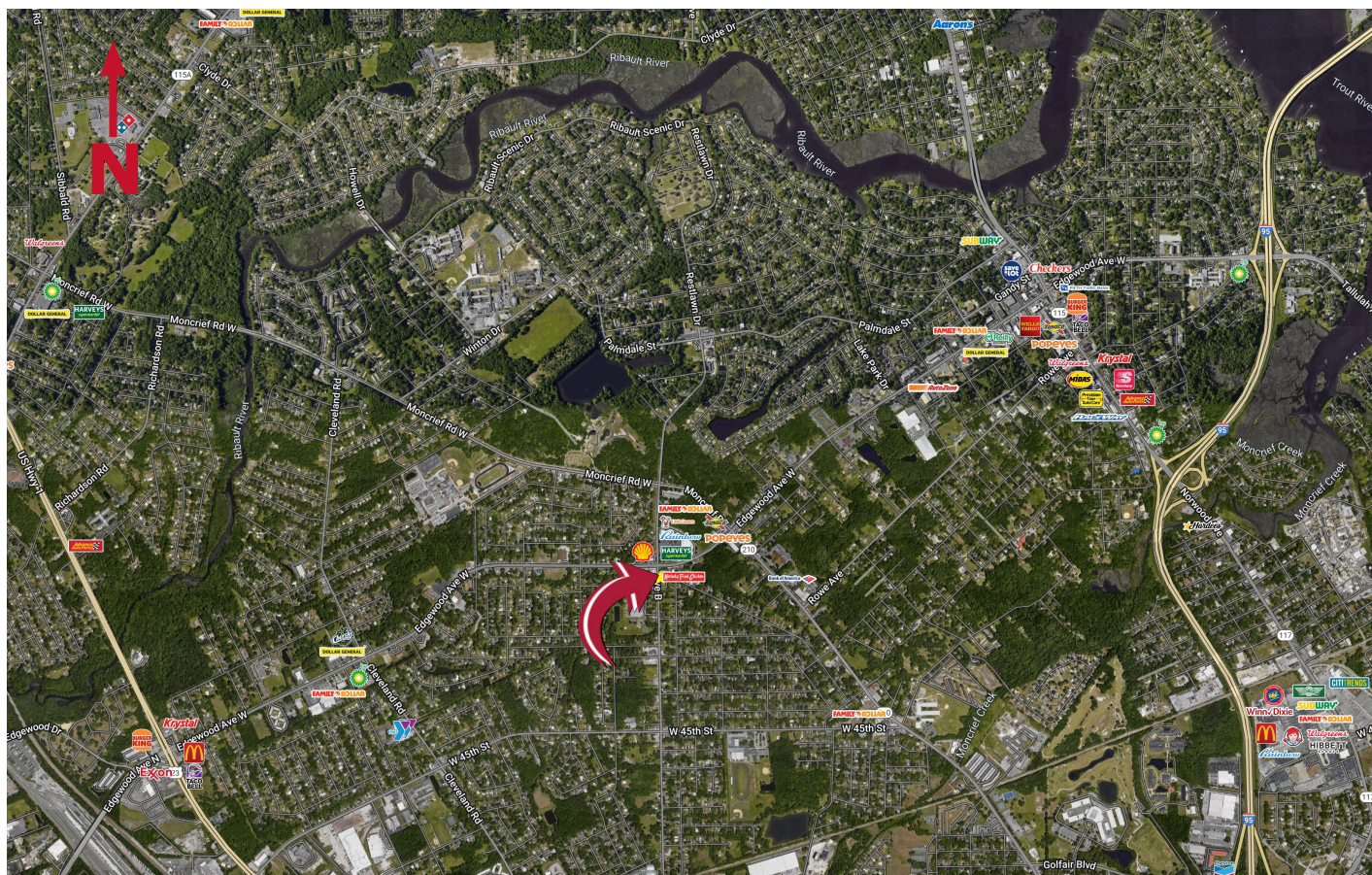
422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ [www.strategicsites.com](http://www.strategicsites.com)

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Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice



## Aerial & Plat Map



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