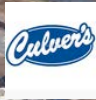


4815 SWEETGRASS PL JACKSONVILLE, FL OUT PARCEL FOR LEASE



HODGES BLVD 32,860 VPD

SITE

- UP TO 4,800 SQFT AVAILABLE
- OPENING EARLY 2024



Development Consultants Inc.
www.dcire.com

Jack Baugh

916-934-3172

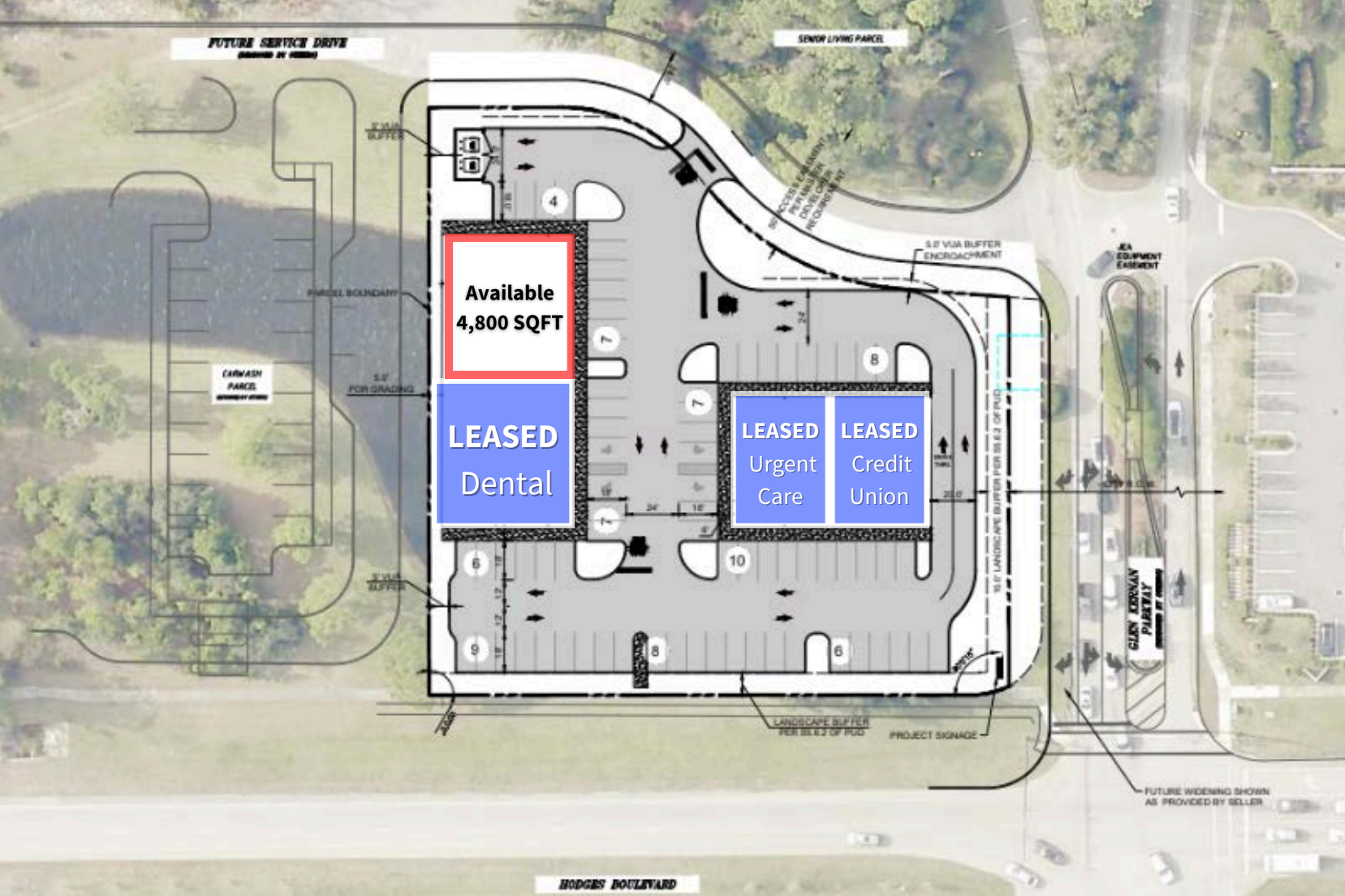
dcijbaugh@gmail.com

Randy Baugh

530-672-6060

dcirandy@gmail.com

PROPOSED SITE PLAN





PROPERTY OVERVIEW

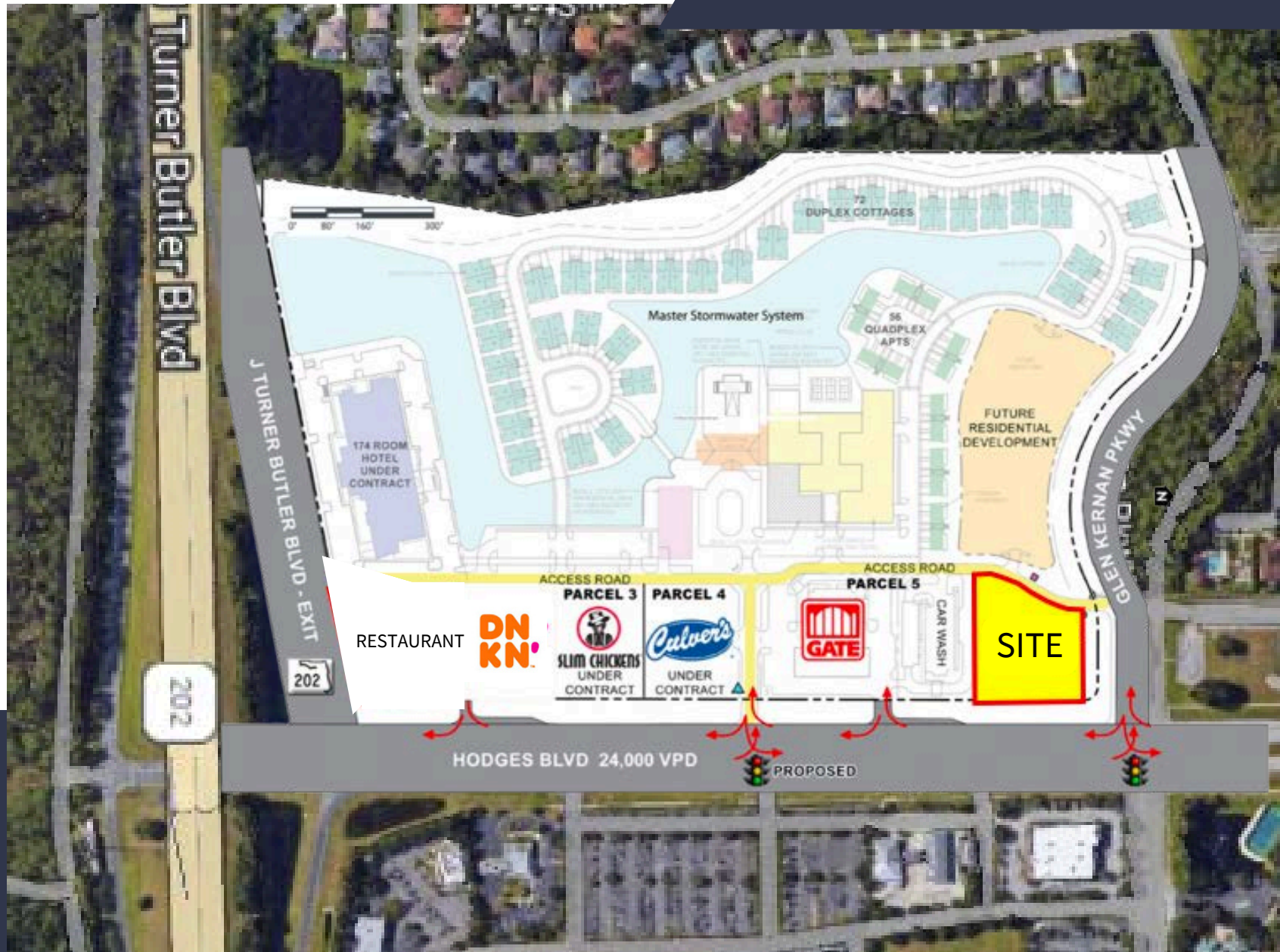
- Part of the new 10-acre Glen Kernan Park Development
- Signalized Hard Corner Outparcel
- Up to 4,800 sqft available
- Across the street from Publix anchored shopping center
- In front of Proposed Luxury 55+ Rise apartment community
- New 174 key Embassy Suites

Demographics	2 Miles	5 Miles	10 Miles
Population	7,980	40,391	143,676
Daytime Employees	5,915	27,307	101,087
Average Income	\$108,154	\$144,098	\$115,670
Median Age	35.9	33.0	35.6

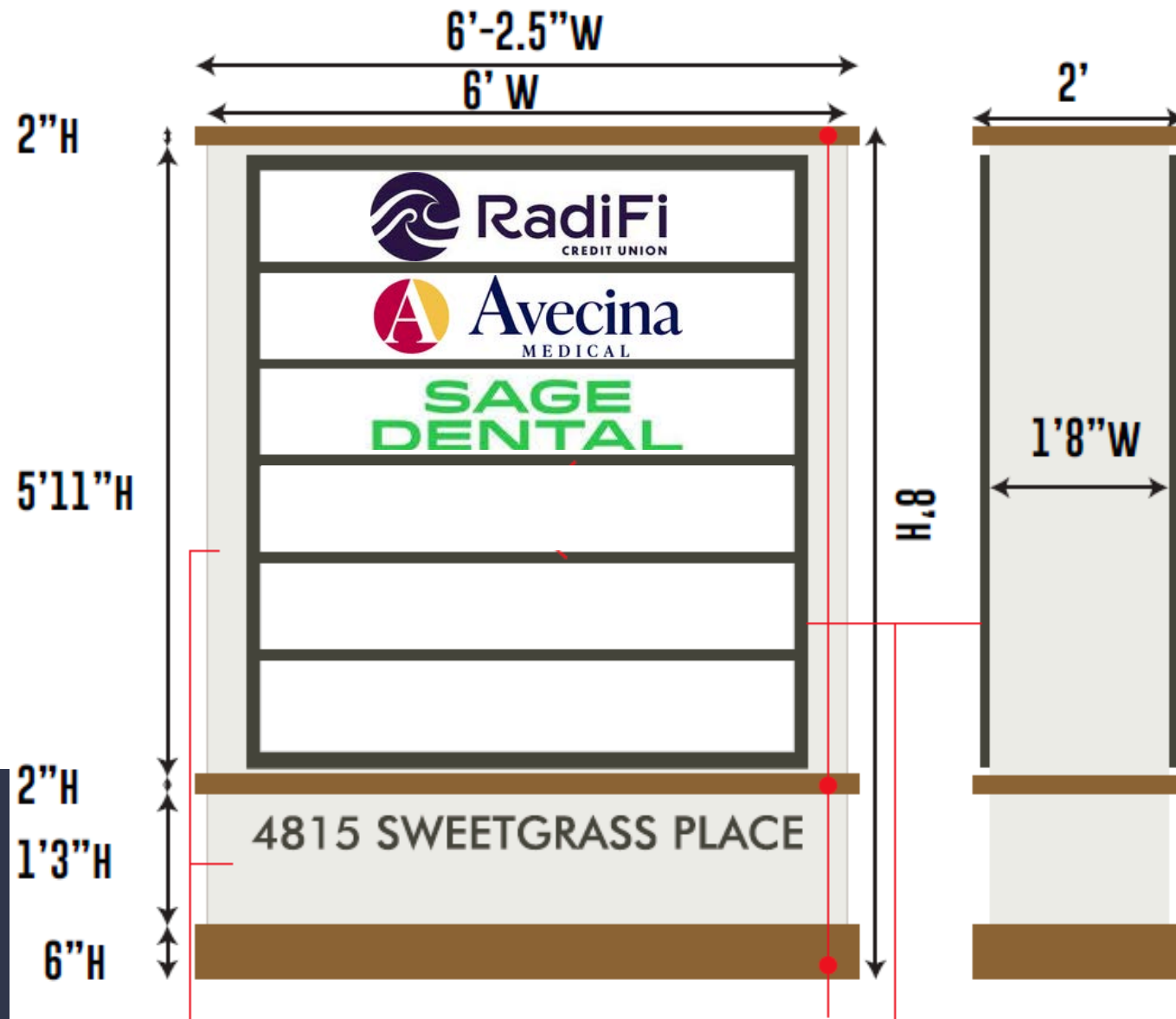
RENDERINGS



MASTER DEVELOPMENT SITE PLAN



MONUMENT SIGN



CONTACT US

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916-934-3172

dcijbaugh@gmail.com

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