

Ground Lease Opportunity on W. University Blvd



3746 University Blvd. W.
Jacksonville, FL 32217

Property Highlights:

- Join Chick-Fil-A, Chipotle, McDonald's and other retailers on University Blvd.
- Full access, no median in front of the site
- 0.45 acres zoned CCG-1 allowing for multiple retail uses
- Site is 95' x 200'
- Traffic: University Blvd 50,000 AADT

Lease Rate: \$85,000/yr NNN

View Online

Colliers

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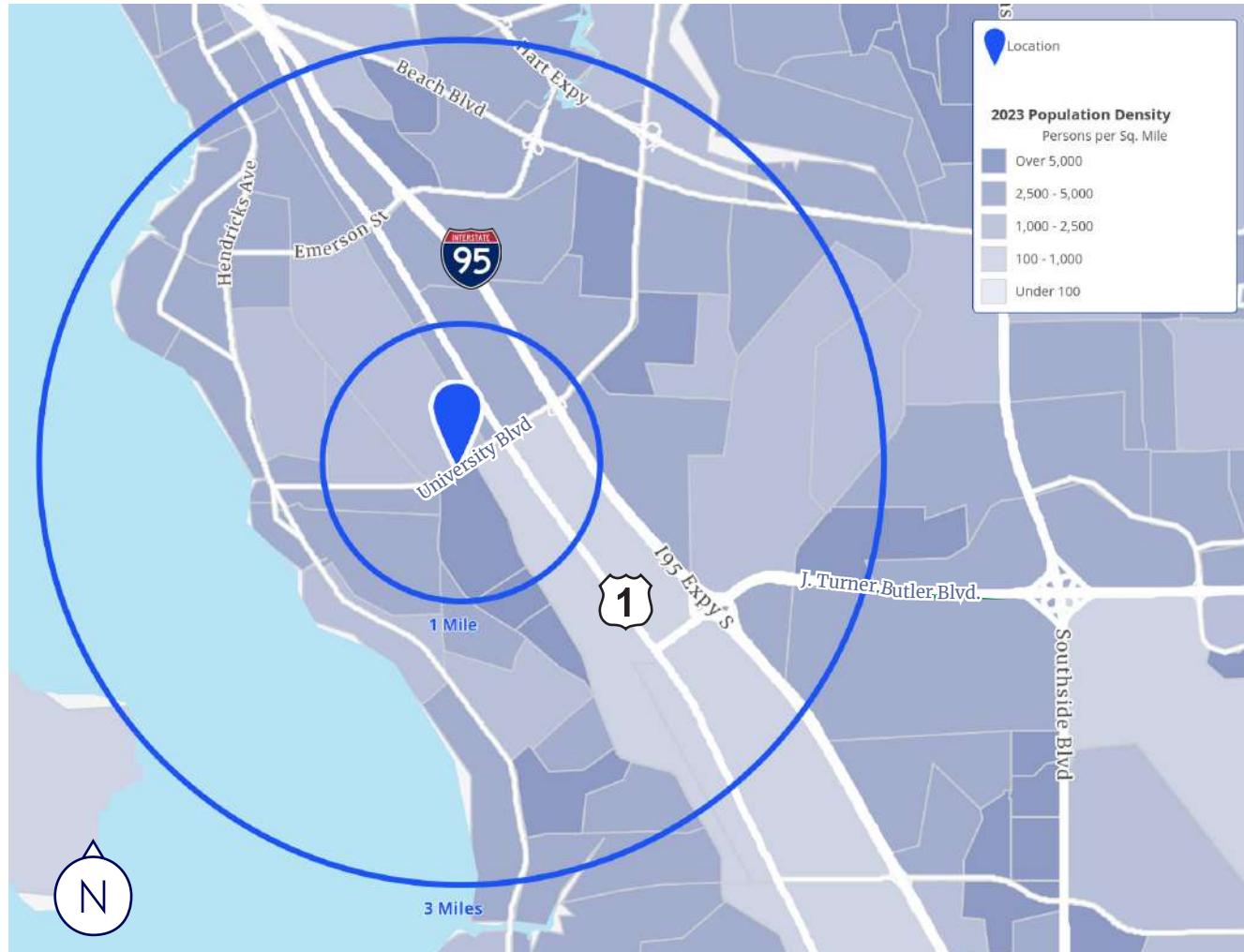
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Site Aerial





Demographics

Source: ESRI Business Analyst, 2024

Population

1 Mile		7,733
3 Miles		65,043
5 Miles		172,097



Daytime Population

1 Mile		17,895
3 Miles		102,002
5 Miles		271,835



Average HH Income

1 Mile		\$77,978
3 Miles		\$92,940
5 Miles		\$93,521



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