

# SALE

## 2968 RAINBOW RD

2968 Rainbow Rd Jacksonville, FL 32217



### PROPERTY DESCRIPTION

Introducing a prime investment opportunity located at 2968 Rainbow Rd, Jacksonville, FL. This 2,443 SF office building, constructed in 1954, is a fitting choice for discerning investors. Zoned as CCG-1, it offers strategic positioning within the highly sought-after Jacksonville area. The property's distinct features and potential make it an ideal option for those looking to expand their portfolio or establish a strong foothold in this competitive market. Don't miss the chance to acquire this promising asset—schedule a viewing today and envision the endless possibilities this property has to offer.

### PROPERTY HIGHLIGHTS

- Standalone Building
- Yard Space
- CCG-1 Zoning

### OFFERING SUMMARY

Sale Price:	\$625,000
Lot Size:	10,432 SF
Building Size:	2,443 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	422	1,130	3,984
Total Population	1,015	2,718	9,692
Average HH Income	\$67,218	\$75,548	\$83,159

**Adam Lanteigne**  
(904) 584-7777



COLDWELL BANKER  
COMMERCIAL  
PREMIER PROPERTIES

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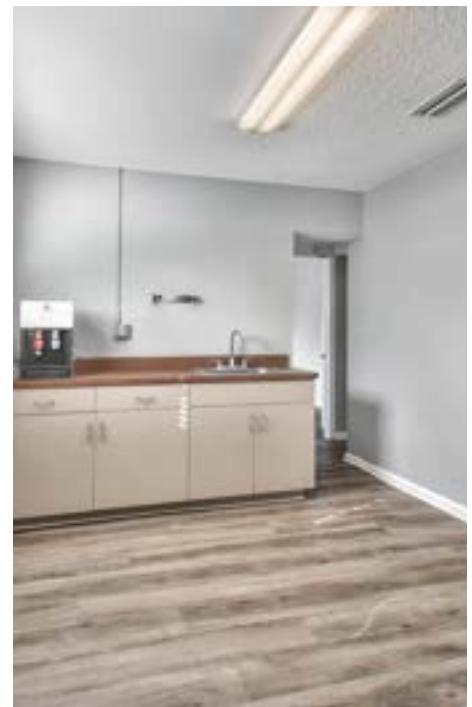
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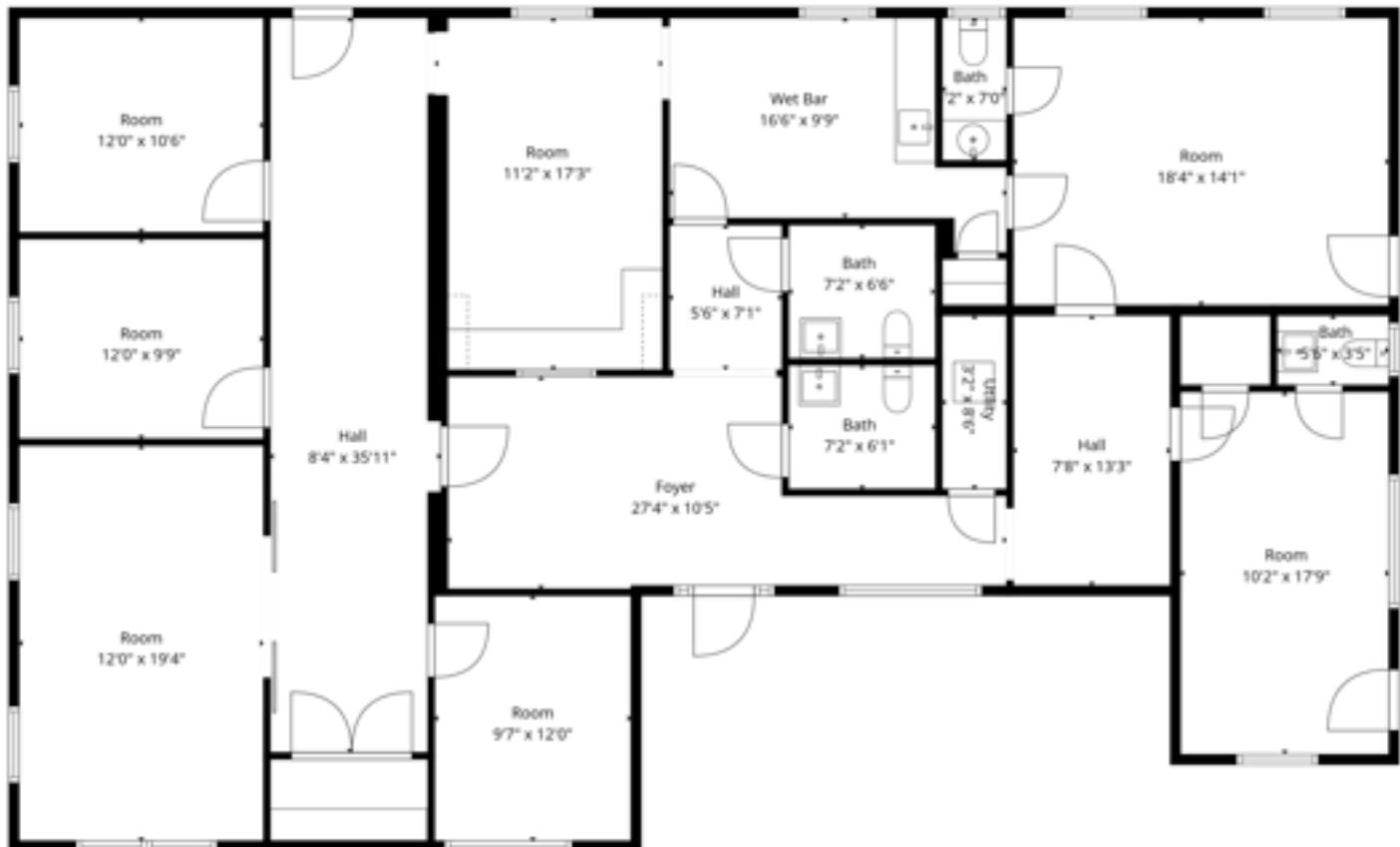


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**TOTAL: 2320 sq. ft**

1st floor: 2320 sq. ft

EXCLUDED AREAS: WALLS: 117 sq. ft

Floor Plan Created By Cakewalk App. Measurements Deemed Highly Reliable but Not Guaranteed.

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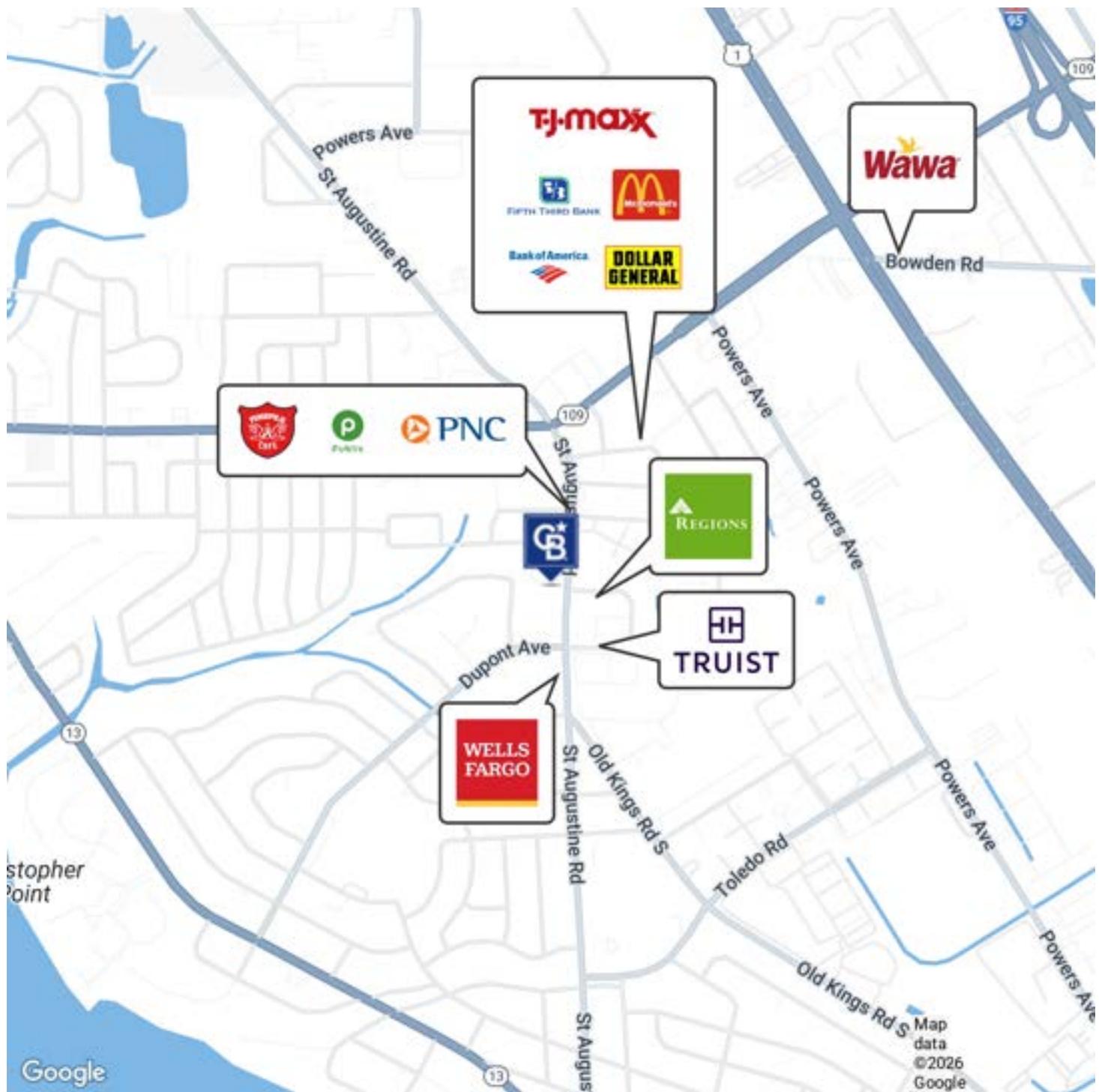


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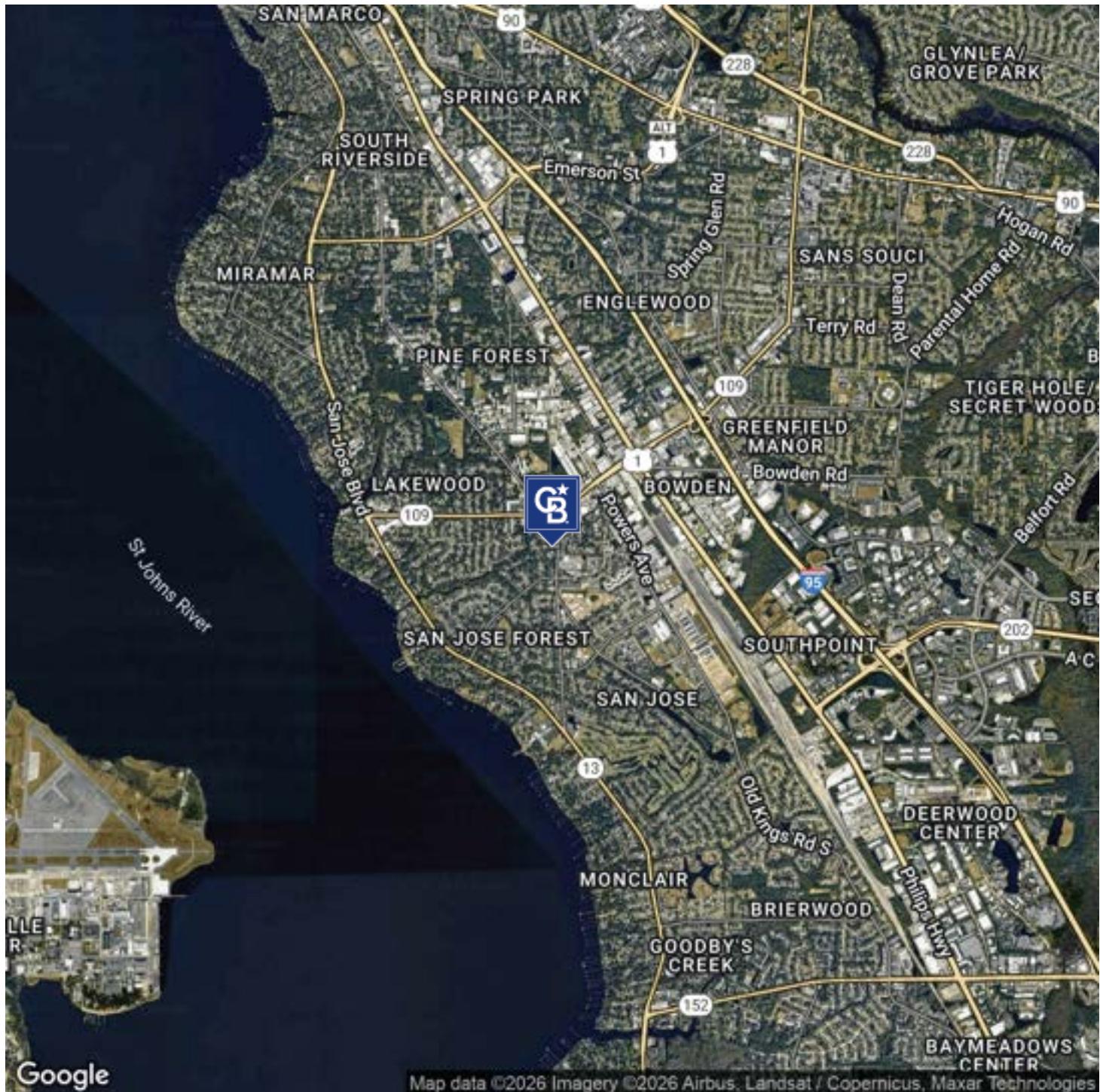


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Google

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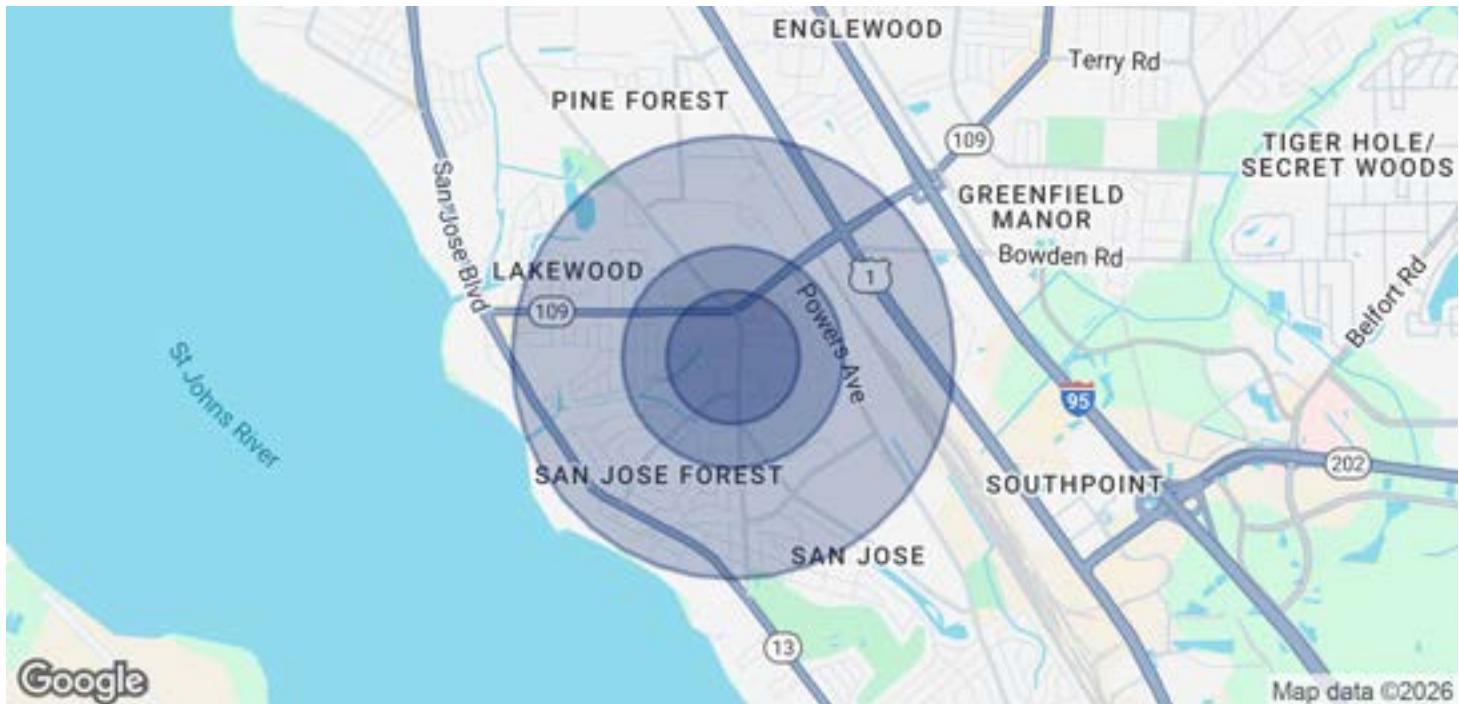
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,015	2,718	9,692
Average Age	45	44	43
Average Age (Male)	41	41	40
Average Age (Female)	48	47	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	422	1,130	3,984
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$67,218	\$75,548	\$83,159
Average House Value	\$278,604	\$301,730	\$327,555

Demographics data derived from AlphaMap

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