

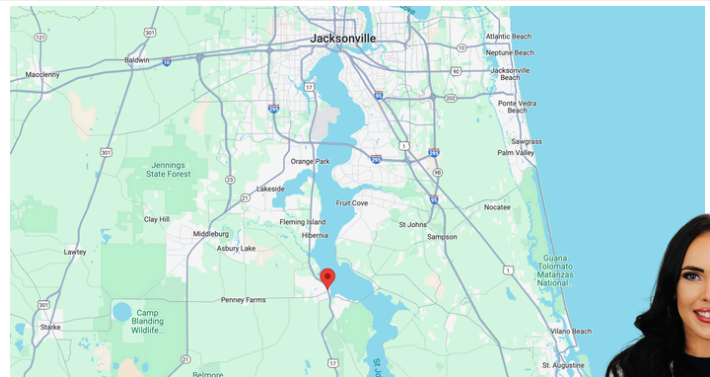


Downtown

Green Cove Springs

N Orange Ave.
Green Cove Springs, FL 32043

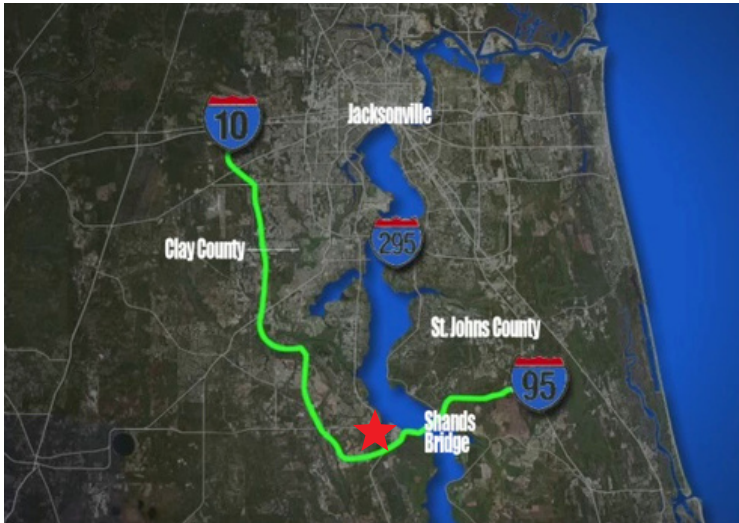
Price: \$675,000
 Total Size: .51 +/- Acres
 Zoning: Downtown FBC
 PID: 38-06-26-017367-000-00
 38-06-26-017369-000-00
 38-06-26-017365-001-00



R|E|S|G Commercial Properties
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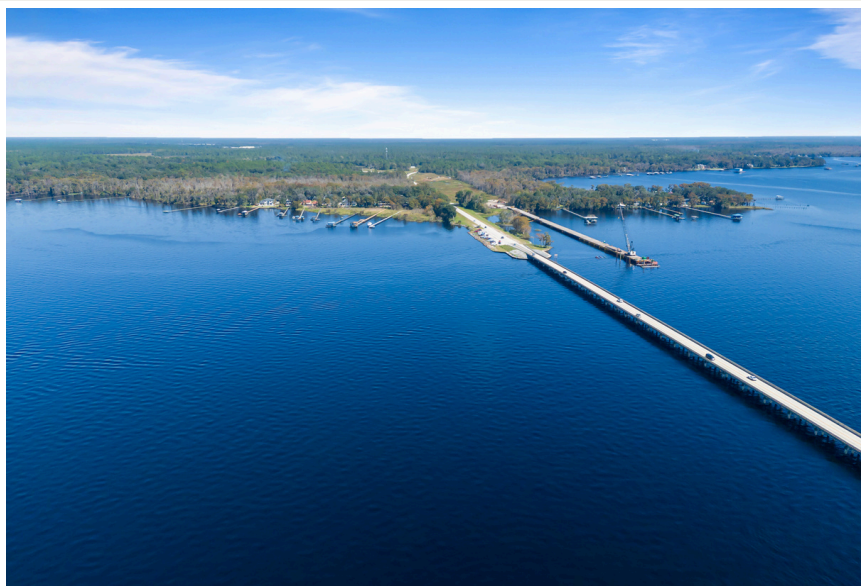
Vacant Commercial property located within the historic town of Green Cove Springs, FL. This property not only benefits from excellent visibility and high traffic flow off the bustling N. Orange Avenue, ensuring your business will attract maximum attention and clientele. You are also with-in walking distance to the St. Johns River! Three parcels are being sold together - 206 N. Orange Ave., 208 N. Orange Ave. and North Street - making it a total of ±.51 acres. Parcels are zoned Downtown Form-Base Code. Buyer to do their own due diligence to confirm. ± 150' of N. Orange Avenue frontage. Traffic [FDOT]: ± **23,500 AADT**. This land offers easy access to major thoroughfares, conveniently reachable from all directions, enhancing its appeal and accessibility. Don't miss out on this rare opportunity to invest in a prime piece of real estate in the historic town of Green Cove Springs. Whether you're an investor looking to expand your portfolio or a business owner ready to create an unforgettable destination, this property offers the perfect canvas to turn your vision into reality!



First Coast Expressway

The First Coast Expressway runs through the heart of Clay County to connect I-10 in Duval County to I-95 in St. Johns County. The 46 mile four-lane divided toll road will include 7 new interchanges in Clay County (13 project total) with traffic flowing through electronic toll gantries without stops.





New First Coast Expressway bridge under construction over the St. Johns River just south of where the Shands Bridge stands currently. The vertical height clearance of the new bridge will be 65 feet. The additional 20 feet of clearance will match the Buckman Bridge's clearance to the north removing all barriers for marine traffic.

