



1.58± Acres | Fully Approved Mixed-Use Development Site

Jacksonville, FL 32207 | 30.292198541122108, -81.63216470268073

For Sale



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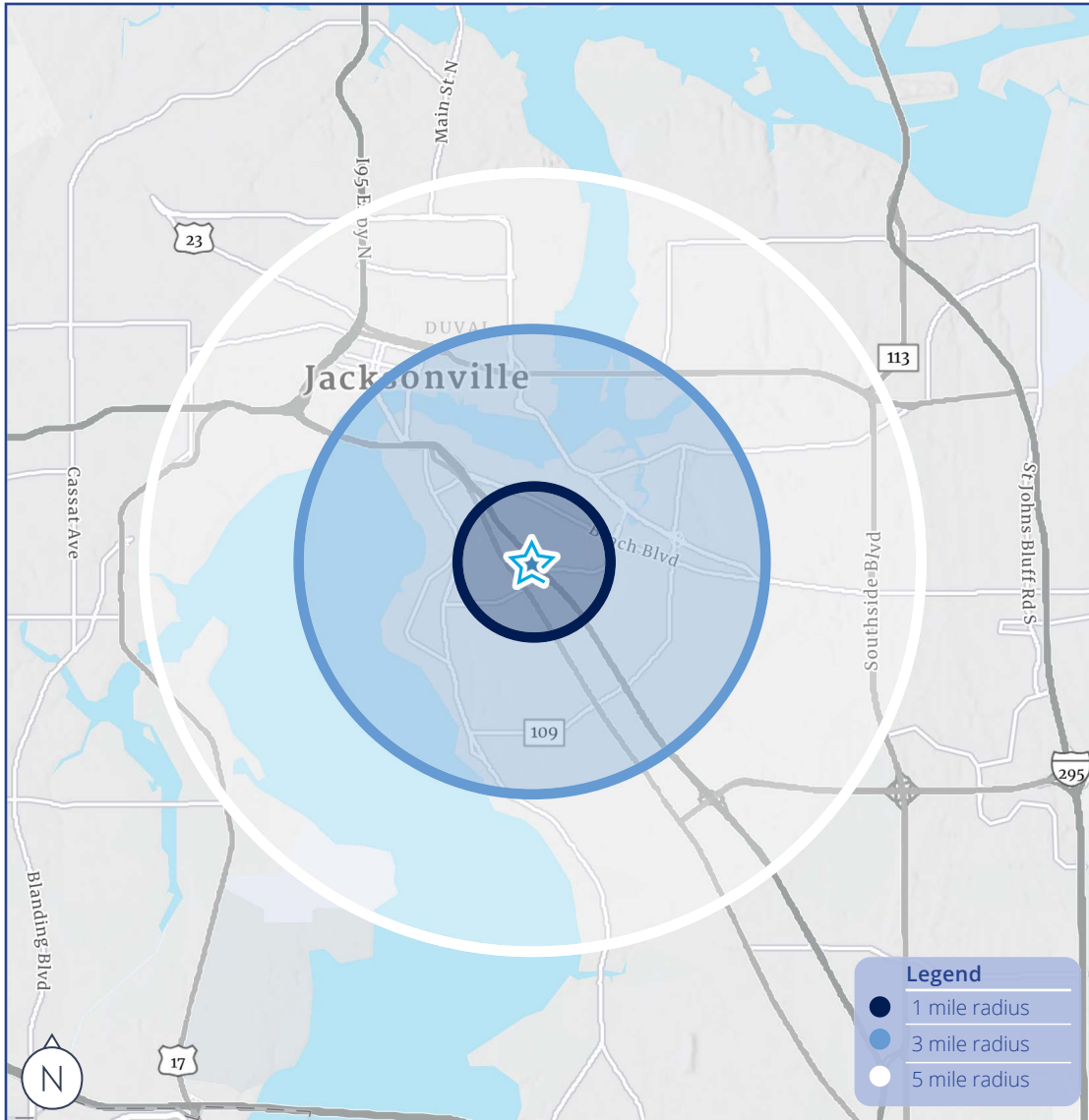
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76 S. Laura Street, Suite 1500
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Master Site Plan



Property Highlights:

- 1.58± AC fully approved mixed-use development site
- Excellent visibility from I-95 with close proximity to I-95 on/off ramps
- Zoned PUD, which allows for multiple uses including hotel, multi-family, full-service restaurant, recreational or entertainment facilities, schools, assisted living, medical and others
- Community First IGLOO is the 100,000 SF training facility for the Jacksonville Icemen hockey team, hosts hockey leagues, parties and public skating
- San Marco East is home to The Edge Rock Gym plus Baptist Health offices and conference center
- Traffic counts: I-95 155,000± AADT, Emerson St. 27,500± AADT, Philips Hwy 19,400± AADT



Demographics

Esri Business Analyst, 2023



Total Population

1 Mile: 11,155
 3 Mile: 64,172
 5 Mile: 190,841



Daytime Population

1 Mile: 12,303
 3 Mile: 109,594
 5 Mile: 318,014



Average HH Income

1 Mile: \$58,408
 3 Mile: \$83,744
 5 Mile: \$81,452

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