

NEW

NATIONAL LAND REALTY®

Airport Rd Vacant Commercial

2.47 +/- Acres | Duval County, FL | \$552,000



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Parcel: 019352 0200
2.4 +/- acres
Zoned Commercial (CCG-1)



PROPERTY SUMMARY

COMMERCIAL LOT NEAR JAX AIRPORT!!! Lot is available for Sale on a busy route to and from the airport and just off I-95. This is a thriving business area with several nearby hotels, restaurants, medical facilities, and travel related businesses. Lot would be a great long term investment opportunity or perfect for a travel oriented business. The property is zoned commercial (CCG-1) and has a culvert and drive in place for access off Airport Service Rd. The lot lies within higher risk flood zones and within the airport noise zones (see reference maps). Buyer should conduct due diligence with respect to flood zones, potential areas of wetland, and with respect to airport noise zones regarding suitability for future plans and projects.

ADDRESS

0 Airport Rd
Jacksonville, FL 32218

LOCATION

From I-95 take exit 363 and go west towards the Jacksonville Airport. Take a right onto the exit for Airport Service Rd for 400'. Turn left onto Airport Service Rd N and go .2 mile and property will be on your right.

ACREAGE BREAKDOWN

2.4+/- acres wooded

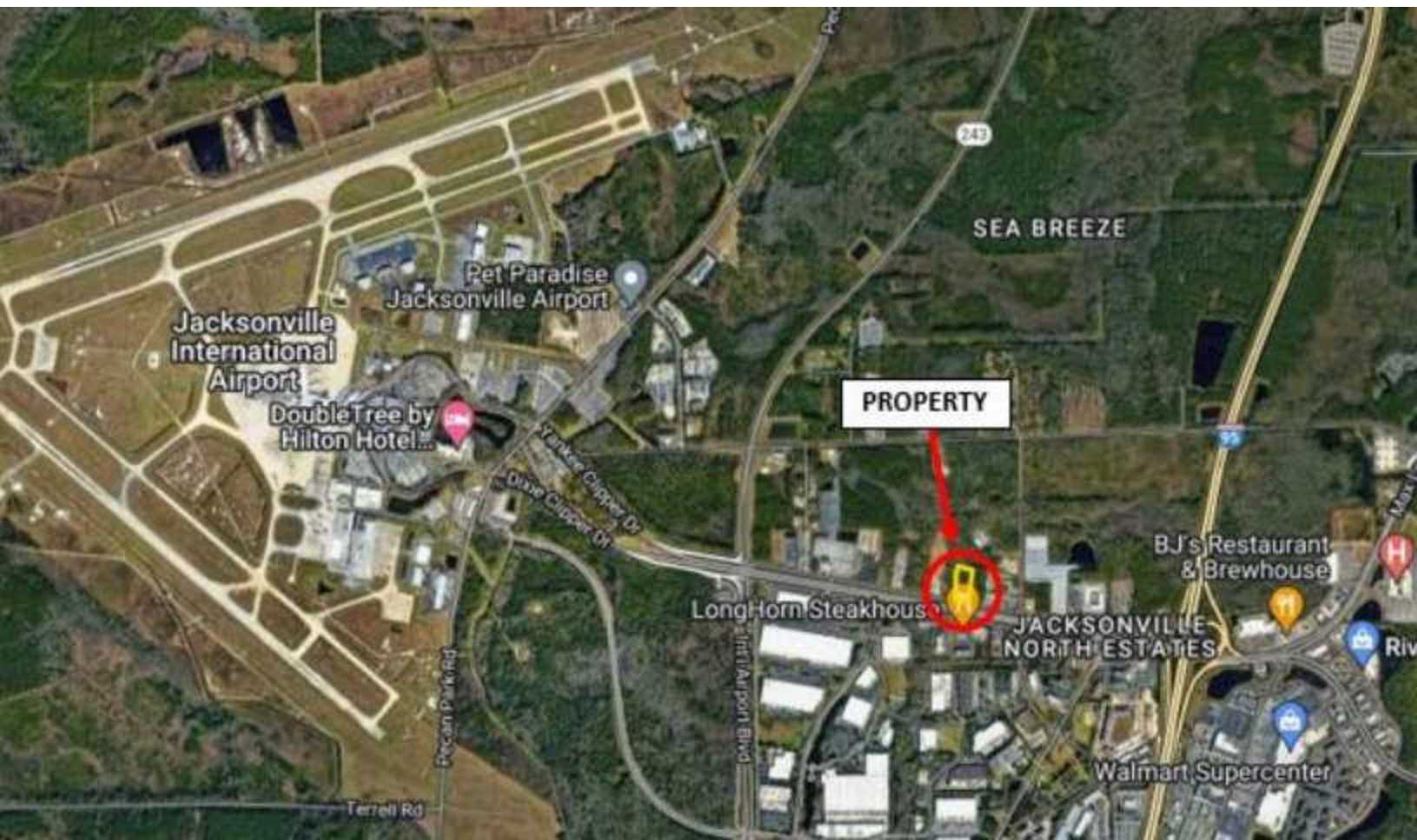
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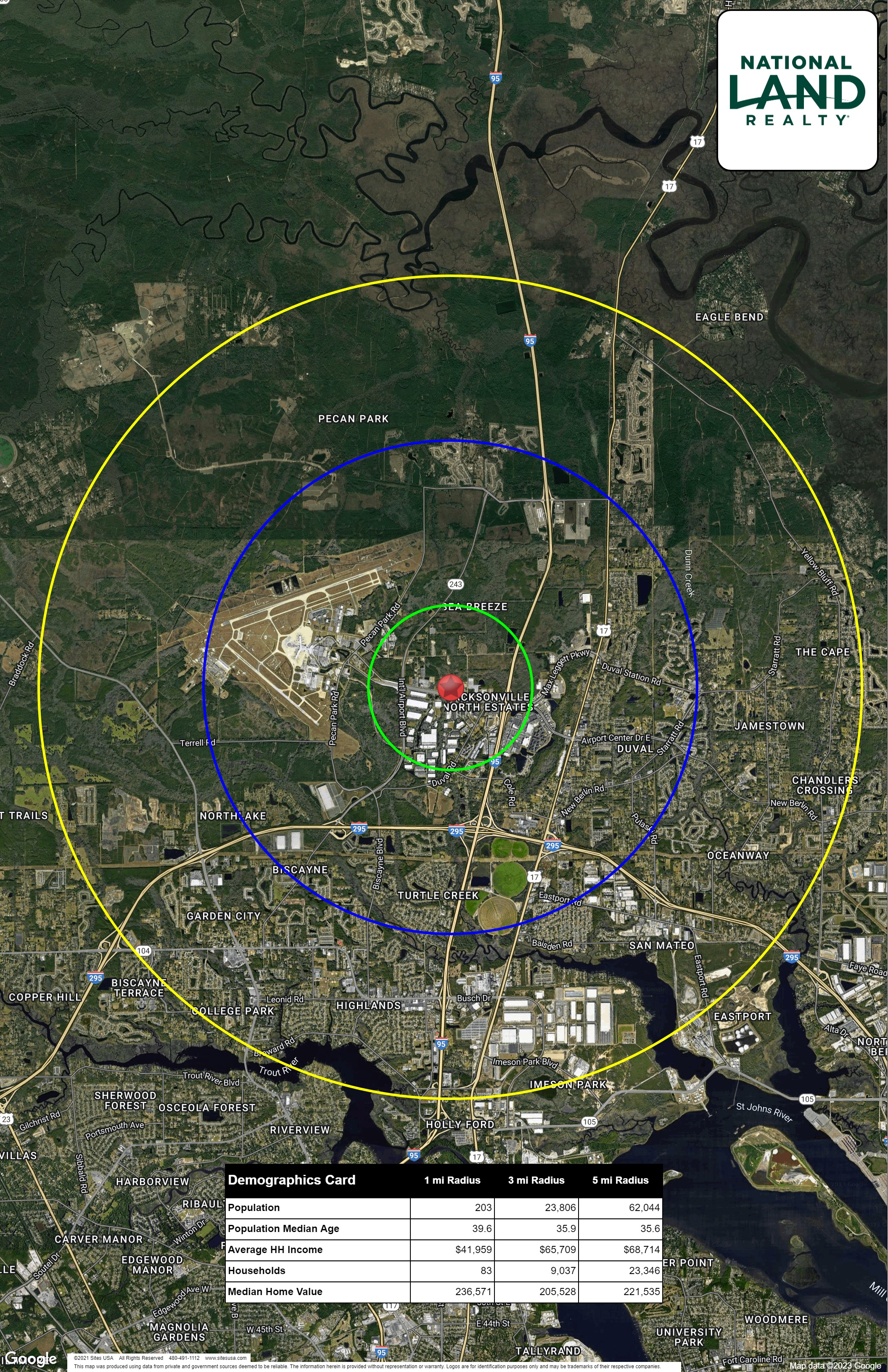
\$6,340/year (2022)



PROPERTY HIGHLIGHTS

- Located nearby JAX Airport along transit route between the airport and I-95.
- Outstanding location in a thriving mixed business area featuring hotels, restaurants, travel related businesses, medical facilities, and nearby retails and residential areas.
- Zoned Commercial (CCG-1)
- Buyer should exercise due diligence with respect to flood zones, potential wetlands, airport noise zones, and future development plans or projects.





Demographics Card	1 mi Radius	3 mi Radius	5 mi Radius
Population	203	23,806	62,044
Population Median Age	39.6	35.9	35.6
Average HH Income	\$41,959	\$65,709	\$68,714
Households	83	9,037	23,346
Median Home Value	236,571	205,528	221,535

Retail Map

Jacksonville, FL

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Traffic Counts Map

Jacksonville, FL

Total Traffic for Airport Rd

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19,196

Airport Rd

102

102

102

Airport Rd

Little Cedar Creek

Little Cedar C

