

# FOR SALE

## 949 CESERY BLVD.

949 Cesery Boulevard, Jacksonville, FL 32211



### OFFERING SUMMARY

Sale Price:	\$215,000
Lot Size:	0.4 Acres
Price / Acre:	\$537,500
Zoning:	PUD

### PROPERTY OVERVIEW

Approximately 150 ft of frontage on Cesery Blvd. and Seller has building plans for a 4,000 SF building, in the midst of the 10 set review with the City of Jacksonville, which may be made available upon request.

### PROPERTY HIGHLIGHTS

- .40 +/- acres on Cesery Blvd.
- Great Arlington location
- Traffic counts 16,100 AADT
- PUD zoning- allows for professional/medical uses

### PRESENTED BY:

**AMANDA KINKADE**

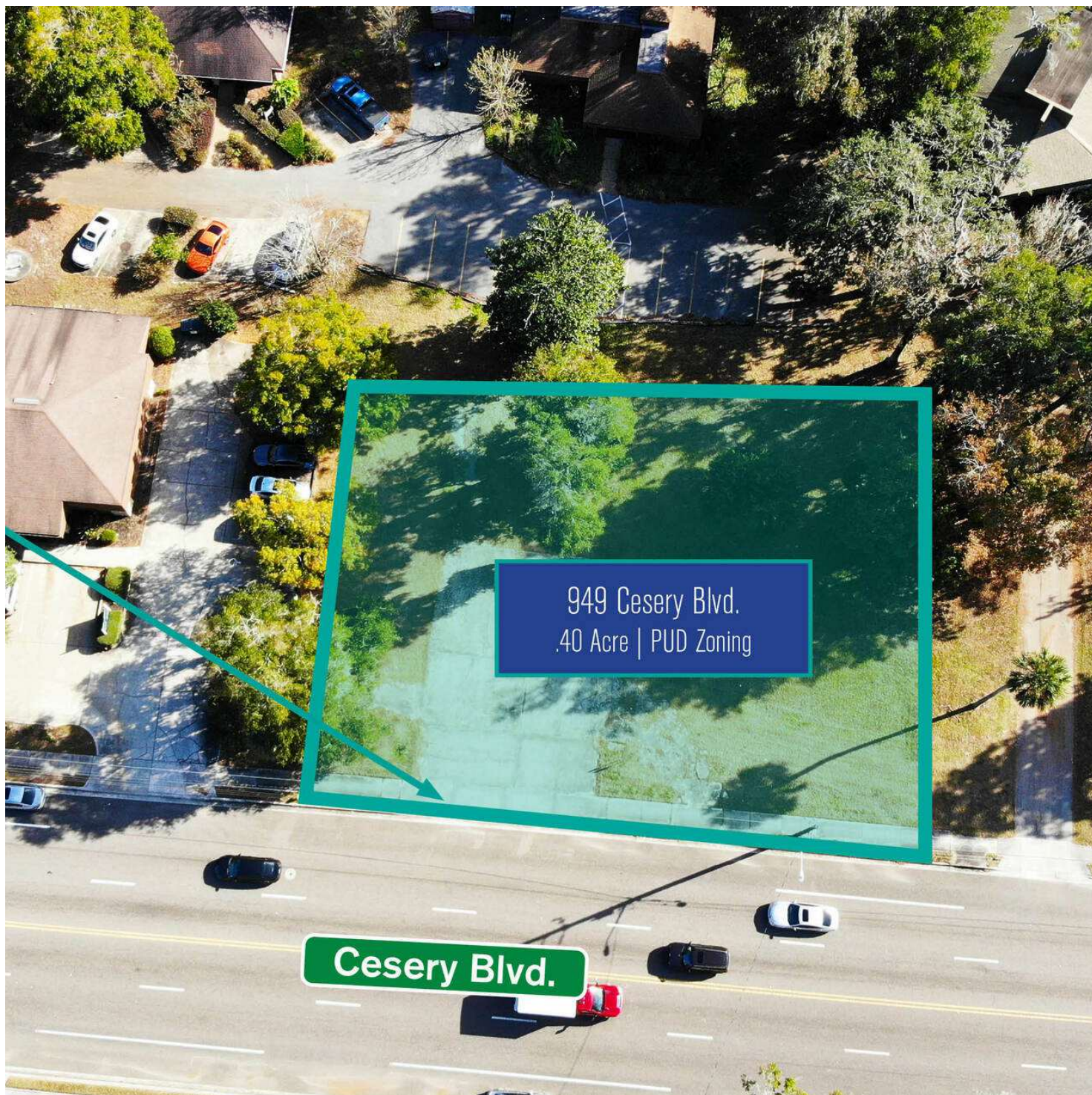
904.635.6376

amanda@kinkadecommercial.com



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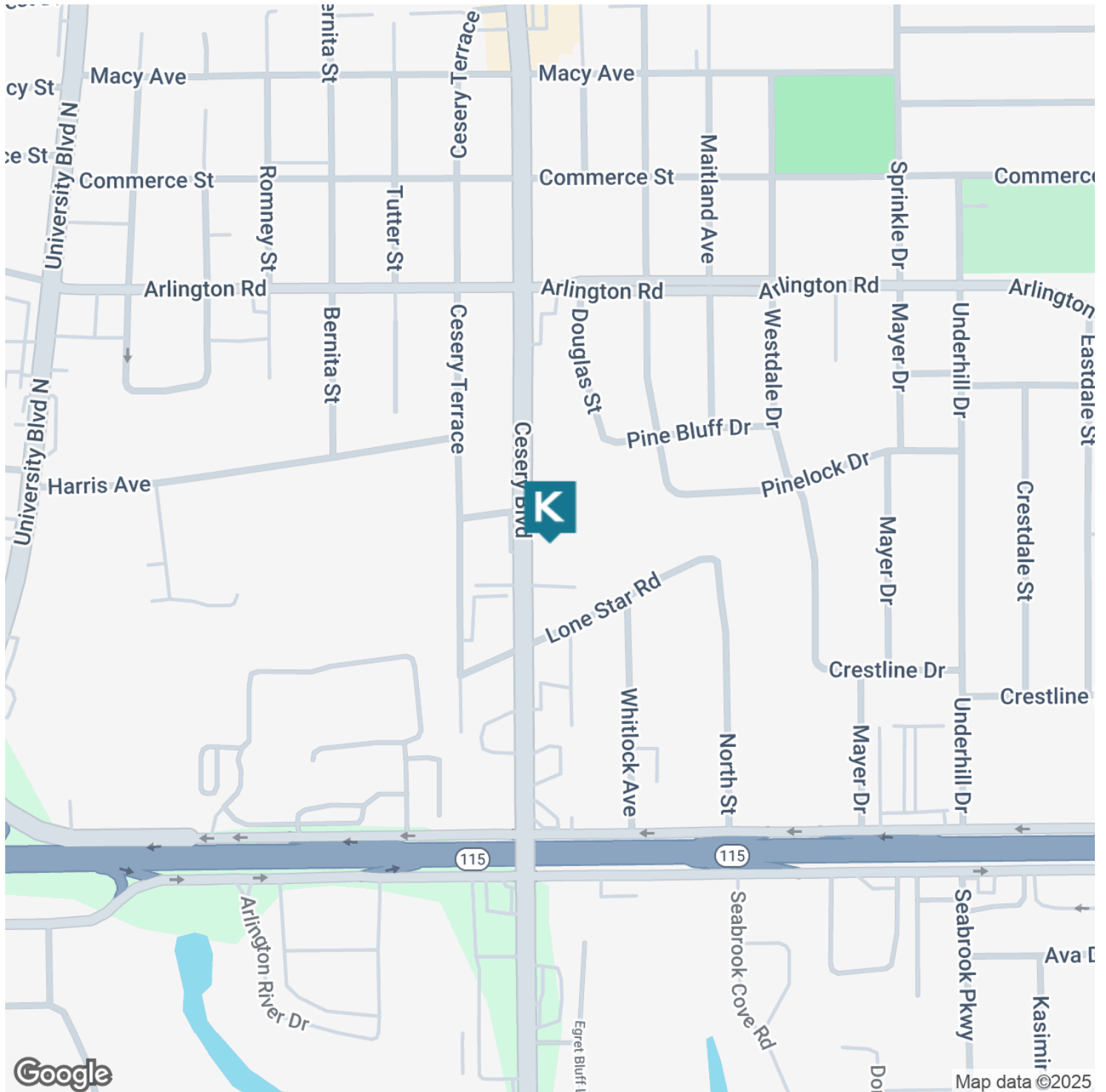
ADDITIONAL PHOTOS



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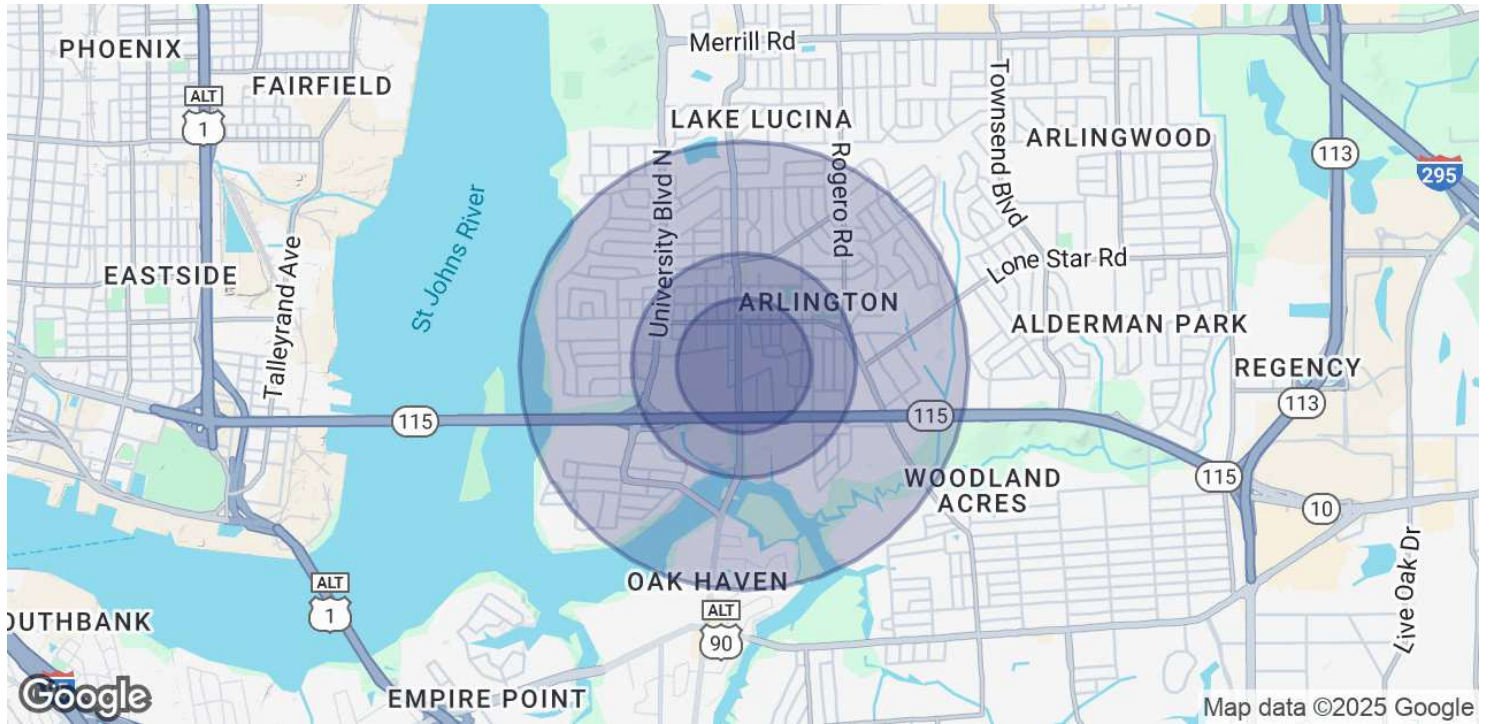
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	395	2,567	11,288
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	40	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	149	1,028	4,700
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$54,056	\$63,422	\$66,888
Average House Value	\$177,728	\$205,434	\$235,788

Demographics data derived from AlphaMap

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