

SALE

Affordable Commercial Office Land | 1.09± Acres | 45,000 AADT | 103rd Street Frontage

0 103RD ST

Jacksonville, FL 32210

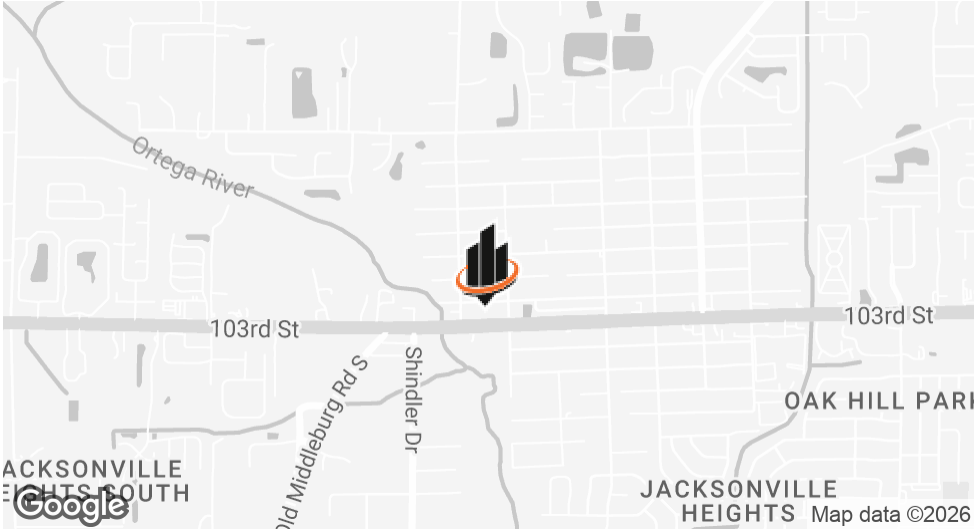
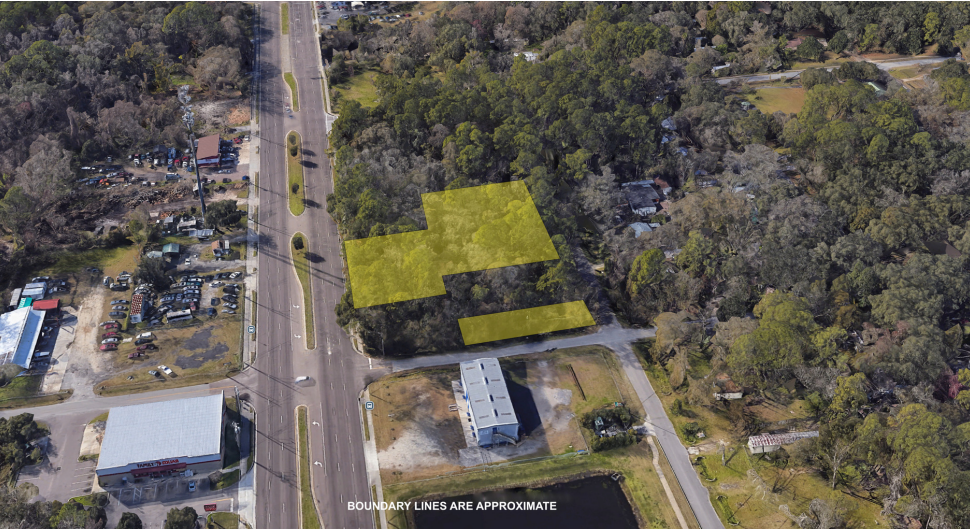
PRESENTED BY:

ANTHONY MIGLIORE

O: 904.421.8523

anthony.migliore@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$179,000
LOT SIZE:	1.09 Acres

PROPERTY DESCRIPTION

Offered at \$179,000, this 1.09± acre commercial office land site provides an affordable entry point along 103rd Street in Jacksonville’s Westside. The property consists of two parcels totaling 47,513± SF with ±147.5’ of frontage on a major arterial carrying ~45,000 AADT, approximately 1.9 miles west of I-295. Zoned CO (Commercial Office), the site is suitable for professional or medical office uses and is raw and uncleared, allowing flexible site planning without the cost of pad-ready land. **** Offered as-is; buyer to verify all development criteria.

PROPERTY HIGHLIGHTS

- Affordable commercial land opportunity offering flexibility for owner-users or small office development
- Strong frontage and visibility along a high-traffic arterial, approximately 45,000 AADT

ANTHONY MIGLIORE
O: 904.421.8523
anthony.migliore@svn.com

ARTIST CONCEPT



Conceptual rendering for illustrative purposes only; not to scale and not an approved site plan. All development subject to zoning, permitting, and buyer due diligence.

ANTHONY MIGLIORE

O: 904.421.8523

anthony.migliore@svn.com

AFFORDABLE COMMERCIAL OFFICE LAND | 1.09± ACRES | 45,000 AADT | 103RD STREET FRONTAGE | 0 103rd St Jacksonville, FL 32210S

ARTIST CONCEPT



Conceptual rendering for illustrative purposes only; not to scale and not an approved site plan. All development subject to zoning, permitting, and buyer due diligence.

ANTHONY MIGLIORE

O: 904.421.8523

anthony.migliore@svn.com

AFFORDABLE COMMERCIAL OFFICE LAND | 1.09± ACRES | 45,000 AADT | 103RD STREET FRONTAGE | 0 103rd St Jacksonville, FL 32210S

RETAILER MAP



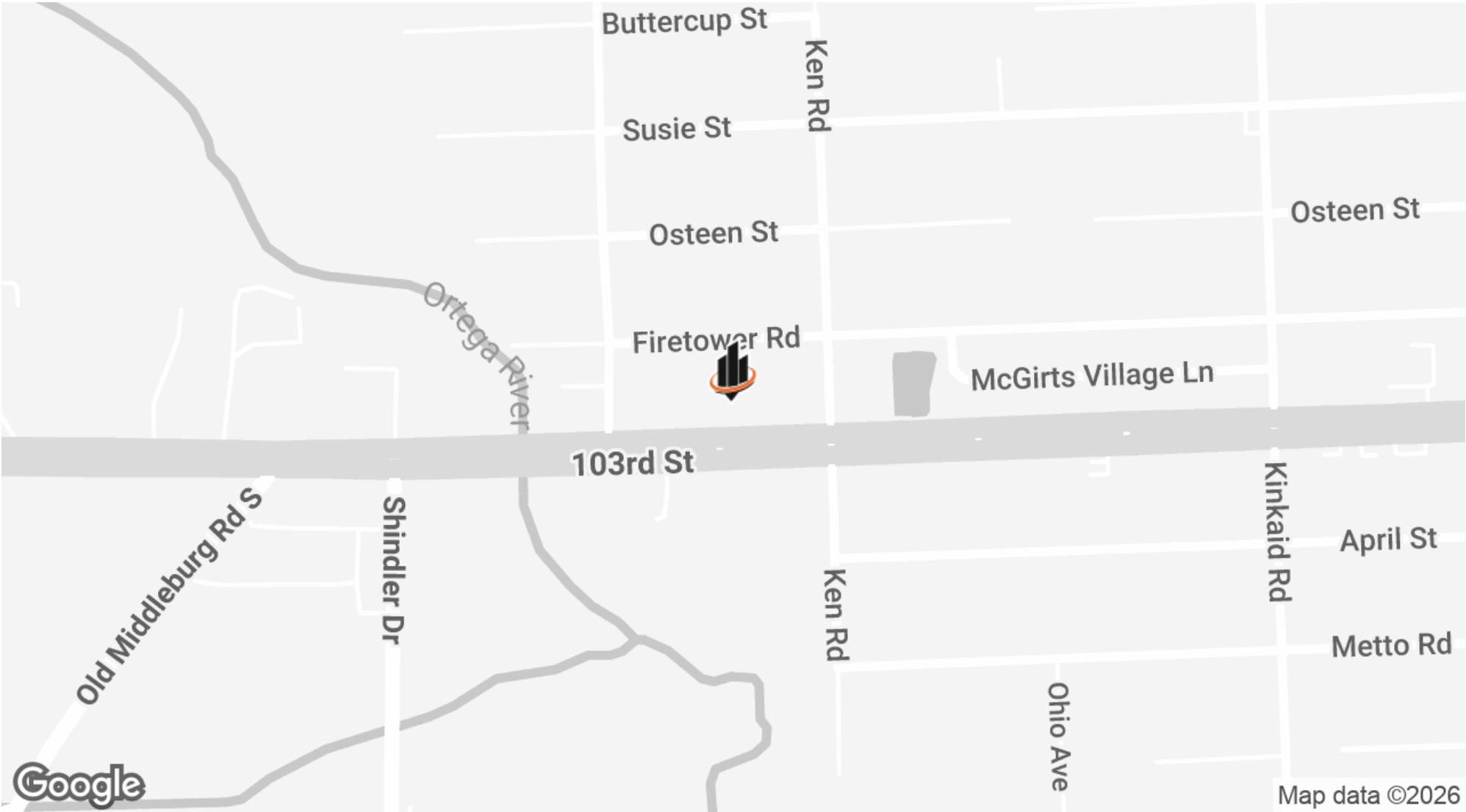
ANTHONY MIGLIORE

O: 904.421.8523

anthony.migliore@svn.com

AFFORDABLE COMMERCIAL OFFICE LAND | 1.09± ACRES | 45,000 AADT | 103RD STREET FRONTAGE | 0 103rd St Jacksonville, FL 32210S

LOCATION MAP



ANTHONY MIGLIORE
O: 904.421.8523
anthony.migliore@svn.com