

# For Sale

5080 BUTLER POINT ROAD,  
JACKSONVILLE, FL 32256

FREESTANDING COMMERCIAL BUILDING

INTERSTATE  
95 118,000 VPD

WOODSPRING  
SUITES  
AN EXTENDED STAY HOTEL

Applebee's  
GRILL + BAR



SMOOTHIE  
KING

ZAXBY'S

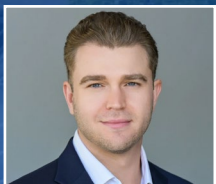
J TURNER BUTLER BLVD (44,500 VPD)

Chick-fil-A



1 PHILLIPS HIGHWAY (42,000 VPD)

VERO  
CAPITAL GROUP



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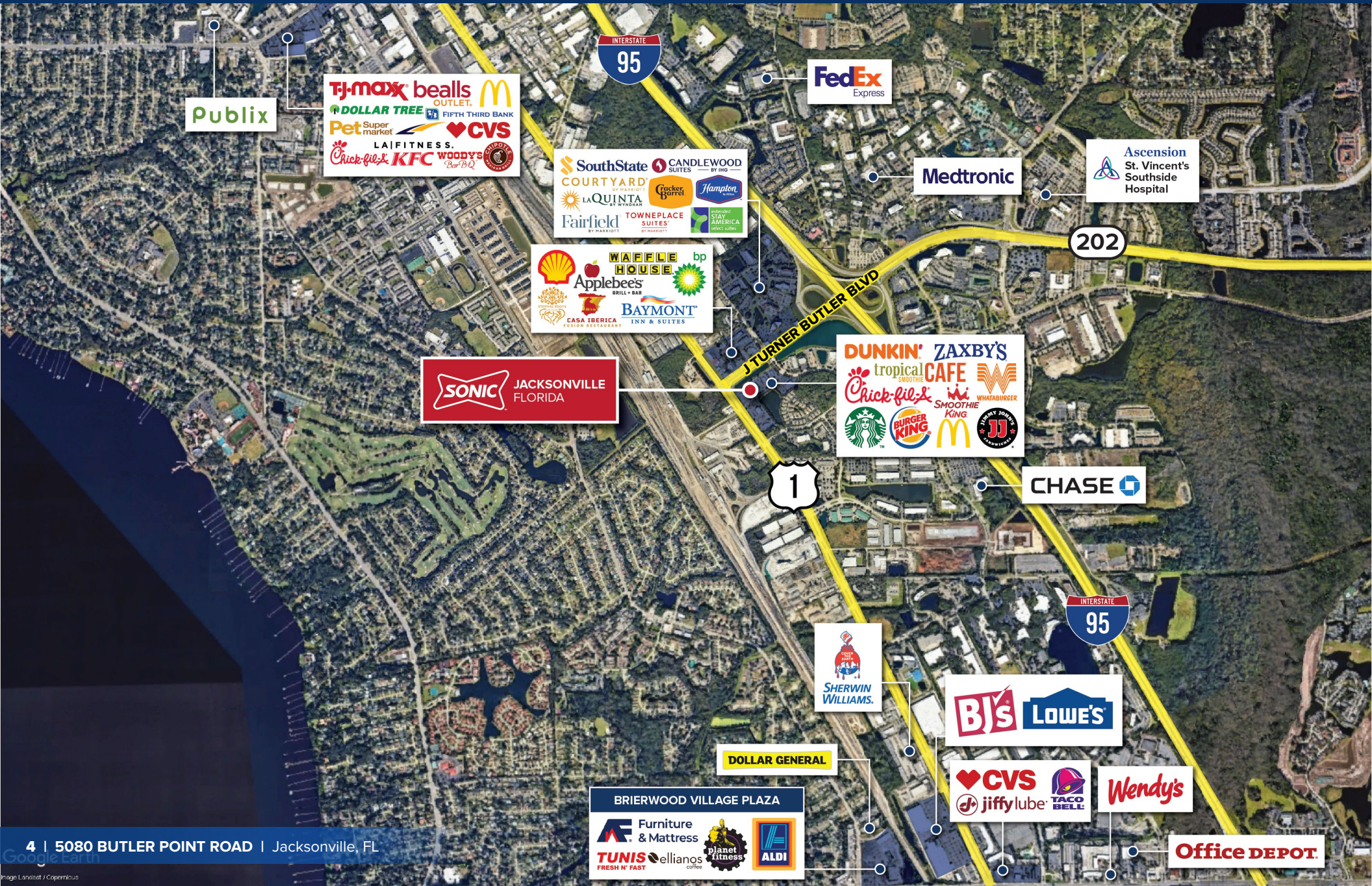
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# EXECUTIVE SUMMARY

**Vero Capital Group** is pleased to present an exclusive opportunity to acquire 5080 Butler Point Road in Jacksonville, Florida — a freestanding commercial building located within one of Duval County's most active retail, hospitality, and residential corridors. The property is positioned directly off Interstate 95, providing easy access to J. Turner Butler Boulevard and the surrounding area.

The site is surrounded by a dense concentration of national retailers, nearly 20 hotels within one mile, and Ascension St. Vincent's Southside Hospital is just over one mile away. With flexible commercial zoning and strong co-tenancy alongside nationally recognized brands, this offering presents a compelling opportunity to acquire a well-located commercial asset in one of Florida's fastest-growing markets.

# RETAIL AERIAL OVERVIEW



Publix

**TJ-maxx** **bealls** **McDonald's**  
**DOLLAR TREE** **FIFTH THIRD BANK**  
**Pet Super market** **CVS**  
**LAIFITNESS.** **Chick-fil-c** **KFC** **WOODY'S** **BBQ**

INTERSTATE 95

FedEx Express

**SouthState** **CANDLEWOOD SUITES**  
**COURTYARD** **Cackler Garret** **Hampton**  
**LA QUINTA** **Fairfield** **TOWNEPLACE SUITES** **STAY AMERICA**

Medtronic

Ascension St. Vincent's Southside Hospital

202

**Shell** **Waffle House** **bp**  
**Applebee's** **BAYMONT INN & SUITES**  
**CASA IBERICA**

J TURNER BUTLER BLVD

SONIC JACKSONVILLE FLORIDA

**DUNKIN'** **ZAXBY'S**  
**tropical CAFE** **Chick-fil-c** **STARBUCKS**  
**BURGER KING** **SMOOTHIE KING** **McDonald's** **WHATABURGER** **JJ**

1

CHASE

INTERSTATE 95

SHERWIN WILLIAMS.

BYS LOWE'S

DOLLAR GENERAL

**BRIERWOOD VILLAGE PLAZA**  
**Furniture & Mattress** **planet fitness** **ALDI**  
**TUNIS FRESH N' FAST** **ellianos coffee**

CVS jiffylube TACO BELL

Wendy's

Office DEPOT.

# INVESTMENT HIGHLIGHTS

## STRATEGIC LOCATION

The property is located directly off Interstate 95, providing easy access to J. Turner Butler Boulevard and surrounding commercial corridors.

## SURROUNDED BY TOP NATIONAL RETAILORS

The property is flanked by a dense lineup of national brands including Lowe's, BJ's Wholesale, Starbucks, Chick-fil-A, McDonald's, Zaxby's, KFC, Dunkin and many more, driving consistent and diverse consumer traffic to the immediate area.

## ROBUST DEMOGRAPHICS AND HOSPITALITY DEMAND

With approximately 259,000 residents within five miles and nearly 20 hotels within one mile — including the Marriott, Hampton Inn, Fairfield Inn, and Courtyard — the property benefits from a deep and diverse consumer base year-round.

## PROXIMITY TO MAJOR DEMAND DRIVERS

Ascension St. Vincent's Southside Hospital (309 beds) sits just over one mile away, complemented by San Jose Country Club, multiple business parks, and surrounding apartment communities that anchor steady daytime and evening traffic.



# PROPERTY DATA

## ASSET OVERVIEW

ADDRESS	5080 Butler Point Road, Jacksonville, FL 32256
PROPERTY TYPE	Vacant Building
OWNERSHIP TYPE	Fee Simple
PROPERTY ZONING	PUD
BUILDING SIZE	±2,900 SF
PARCEL SIZE	±1.07 Acres
YEAR BUILT	2005

FOR SALE  
**UNPRICED**

# LOCATION OVERVIEW & DEMOGRAPHICS

## Jacksonville, Florida

Jacksonville is the most populous city in the state of Florida and the most populous city in the southeastern United States, with an estimated population of approximately 930,000 residents within city limits and over 1.6 million people across the broader Jacksonville metropolitan area. As the seat of Duval County, Jacksonville benefits from its position as Florida's leading transportation, logistics, and financial services hub, with direct access to Interstate 95, Interstate 10, and Florida's major port infrastructure.

The local economy is anchored by a diverse mix of financial services, military, healthcare, logistics, and manufacturing industries. Jacksonville is home to three Fortune 500 companies — Fidelity National Information Services, Fidelity National Financial, and CSX Corporation — as well as major employers including Bank of America, Citibank, and a growing base of medical product research and manufacturing companies. The city's strategic location supports two United States Navy bases and the Port of Jacksonville, Florida's third-largest seaport and a leading national port for automobile imports.

The subject property's immediate submarket along the Butler Boulevard and Interstate 95 corridor is one of Jacksonville's most active commercial zones, supported by a dense mix of national retailers, healthcare facilities, hospitality properties, and residential communities. The area benefits from exceptionally high traffic volumes, with average daily counts exceeding 146,000 vehicles on I-95 and 46,800 vehicles on J. Turner Butler Boulevard. Nearby Ascension St. Vincent's Southside Hospital further anchors the trade area as a consistent driver of daytime consumer activity.

Jacksonville continues to experience strong population growth, driven by immigration from higher-cost markets, an expanding military presence, and robust employment across its diversified economic base. Its combination of strong demographics, infrastructure connectivity, and institutional demand drivers positions the market as a stable and compelling location for retail and restaurant investment.

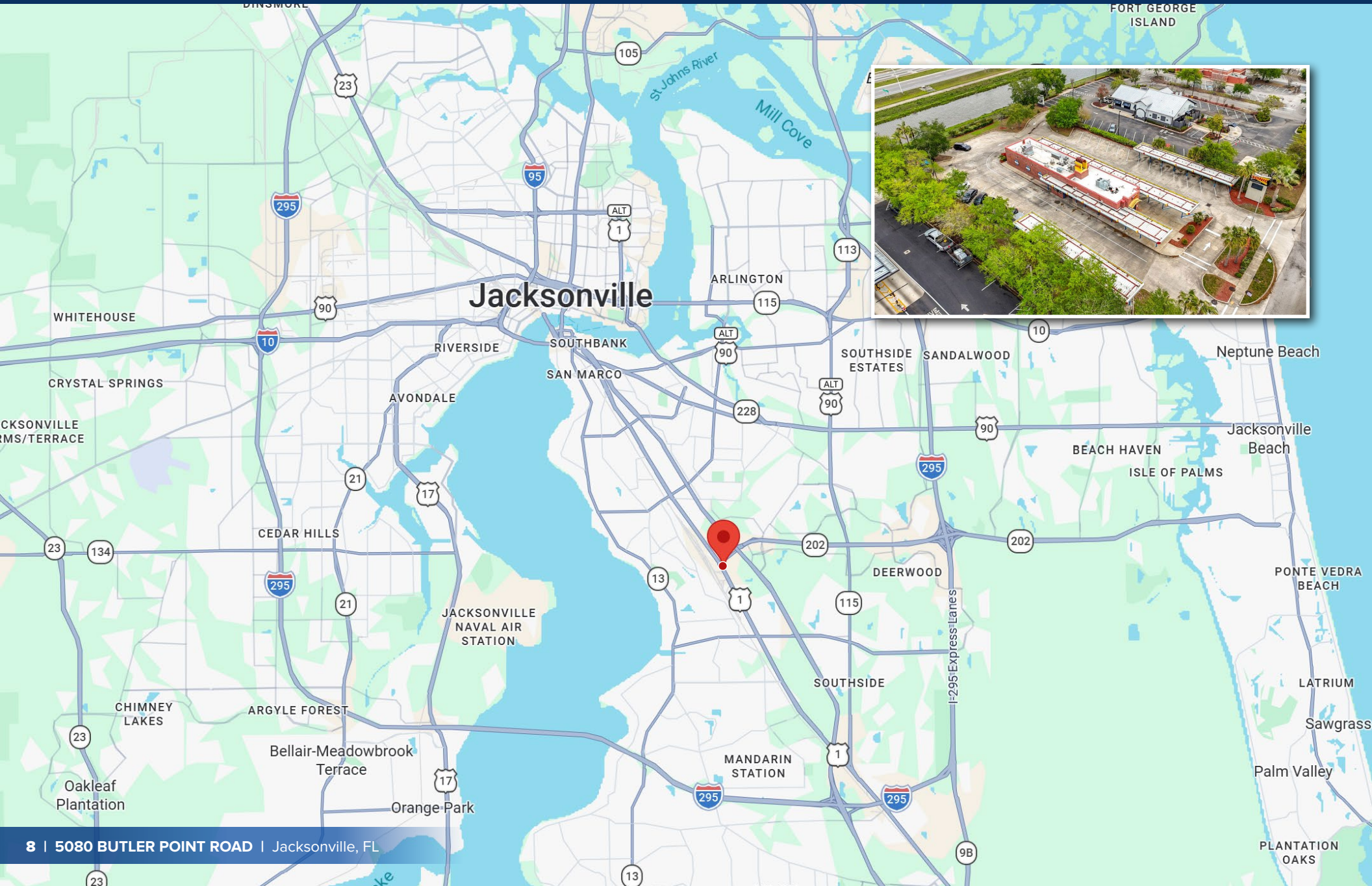
POPULATION	1 Mile	3 Miles	5 Miles
2026 Estimate	27,900	118,765	259,840
2031 Projection	29,290	126,687	278,746

HOUSEHOLD	1 Mile	3 Miles	5 Miles
2026 Estimate	10,510	39,412	87,590
2031 Projection	11,839	43,980	95,530

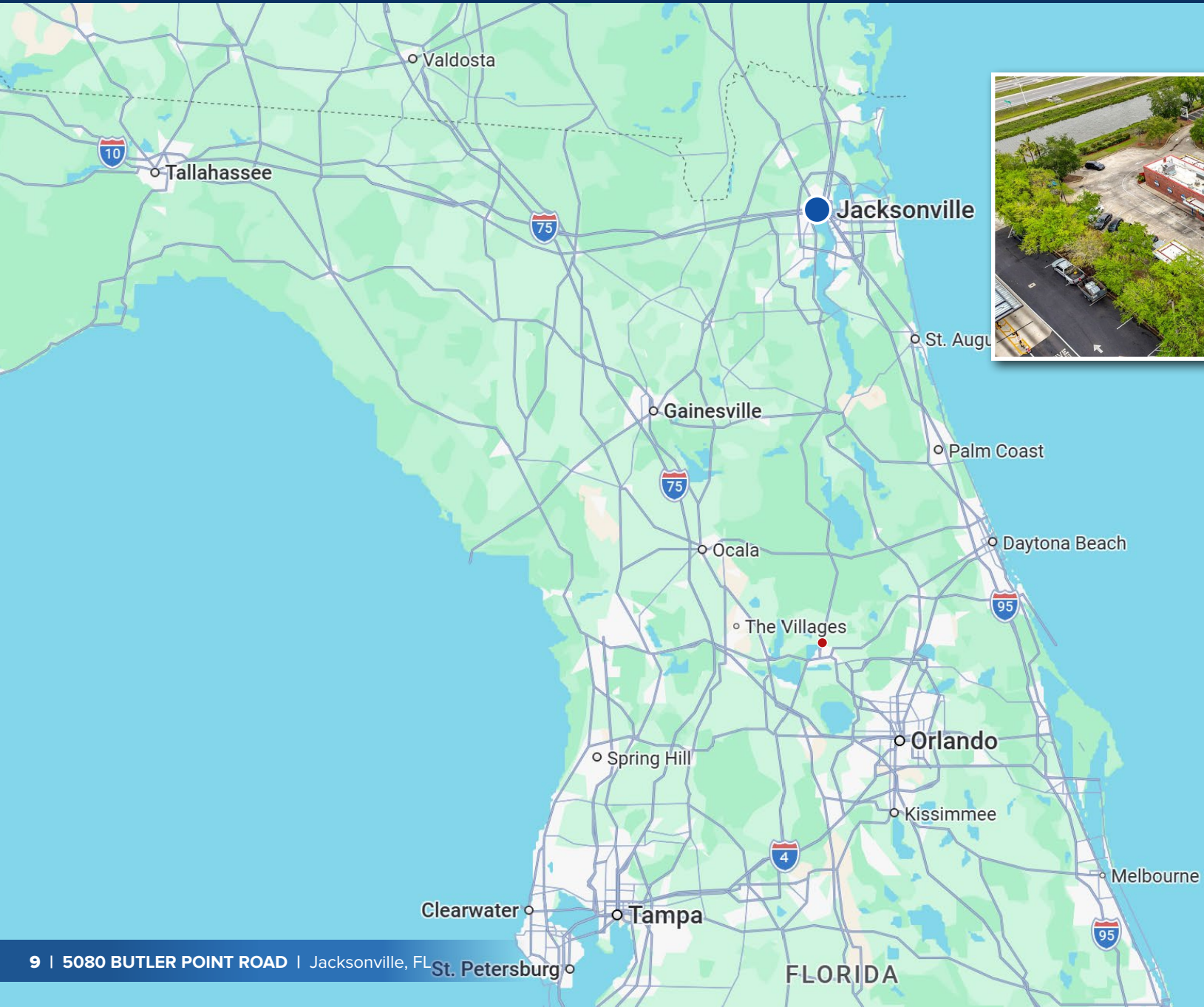
INCOME	1 Mile	3 Miles	5 Miles
Average Household Income	\$77,000	\$78,999	\$76,430



# JACKSONVILLE LOCAL MAP



# REGIONAL MAP



# VERO

CAPITAL GROUP



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