

2.45± AC

St. Johns Bluff Rd S



For Sale

Sale Price:

\$1,250,000

# 2.45± AC Shovel Ready for Sale on St. Johns Bluff Road S

St. Johns Bluff Rd. S | Jacksonville, FL 32246

Contact:

**Chuck Diebel**  
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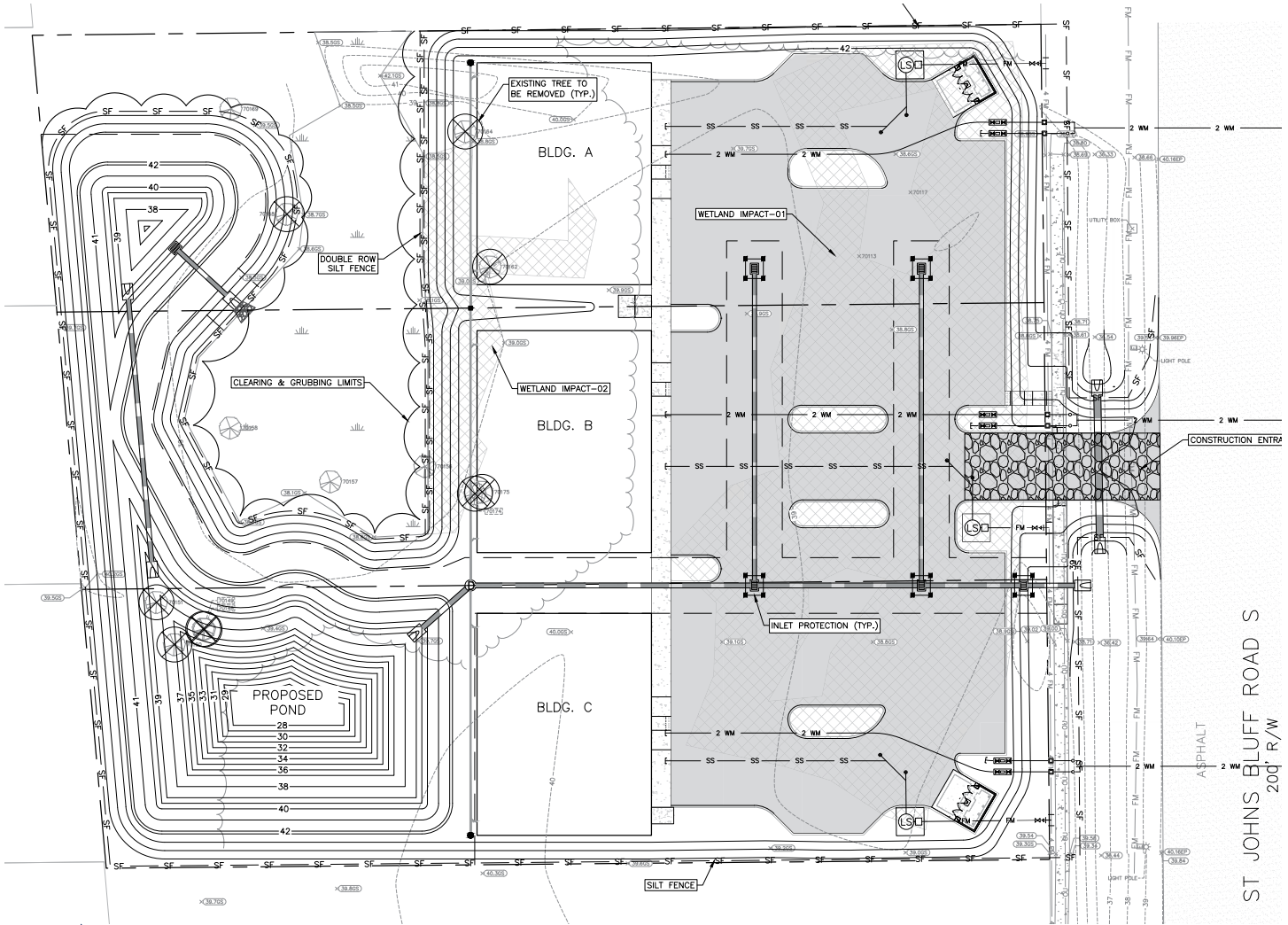
### Property Features

- In demand location
- Easy access to I-295
- CRO zoned
- Shovel ready project with all entitlements
- Wetland mitigation handled
- Plans in place for three 5,000 SF buildings, currently under 10 set review CSN# 10525.00
- Ample parking for any CRO potential end users
- RE # 163683-0000, 163684-0000, 163685-0000

76 S. Laura Street, Suite 1500  
Jacksonville, FL 32202  
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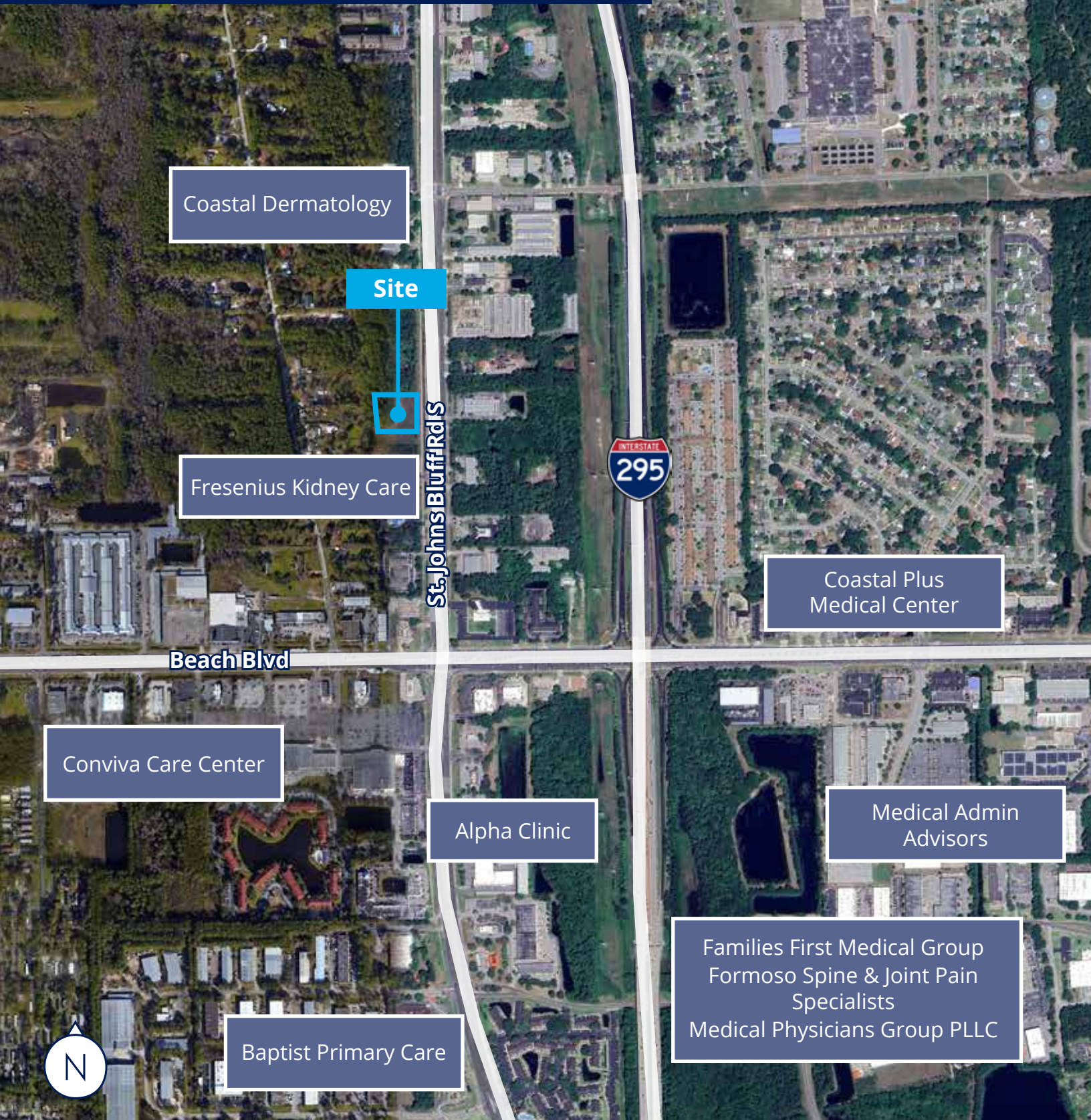
# Conception Site Plan

10 Set Review Plans





# Medical Offices Nearby



Coastal Dermatology

Site

Fresenius Kidney Care

St. Johns Bluff Rd S

INTERSTATE  
295

Coastal Plus  
Medical Center

Beach Blvd

Conviva Care Center

Alpha Clinic

Medical Admin  
Advisors

Baptist Primary Care

Families First Medical Group  
Formoso Spine & Joint Pain  
Specialists  
Medical Physicians Group PLLC

N





## Area Demographics | 3 mile radius

Source: ESRI Business Analyst



## Contact

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