



For Sale or Lease

2.70± Acres for Sale or Lease

7520 Pritchard Rd. | Jacksonville, FL 32219

Contact us:

Jason Ryals

Senior Vice President
+1 904 861 1136
jason.ryals@colliers.com

Gina Kline

Senior Associate
+1 904 861 1104
gina.kline@colliers.com

Mike Phillips

Associate Vice President
+1 904 861 1113
mike.phillips@colliers.com

Property Overview:

Team Ryals is excited to offer this prime 2.70±-acre lot located at the strategic intersection of Pritchard Road and Imeson Road in Jacksonville, Florida. This property, with its substantial 575 feet of frontage on Pritchard Rd., is ideally zoned CCG-1, supporting a diverse range of uses including self-storage, hotels, commercial retail and service establishments, gun ranges, wholesaling, distribution, banks, professional offices, religious institutions, gas stations, car washes and more. This location benefits from its proximity to major transport arteries, lying just 2.5 miles west of 295 on Pritchard Rd, which connects seamlessly to major highways I-95 and I-10, enhancing access and convenience for both northbound and southbound traffic.

Property Highlights

- 2.70± AC lot
- Zoning: CCG-1
- Parcel IDs: 003399-0000, 003399-0100
- Traffic counts: 32,000± AADT on Pritchard Road
- Asking price: \$2,300,000

76 S Laura Street
Suite 1500
Jacksonville, FL 32202
P: +1 904 358 1206
colliers.com/jacksonville

7520 Pritchard Rd.

Site Overview



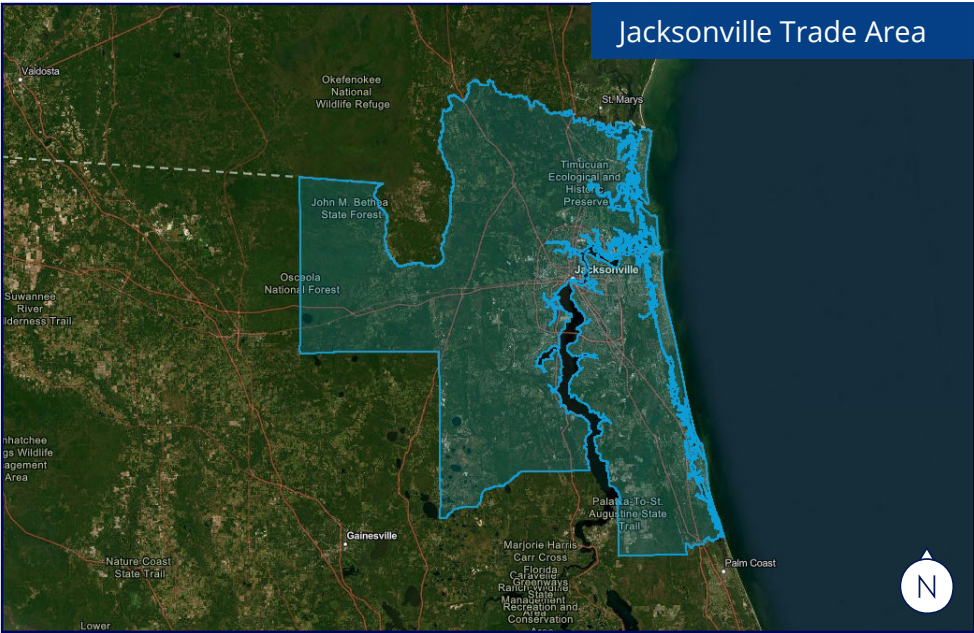
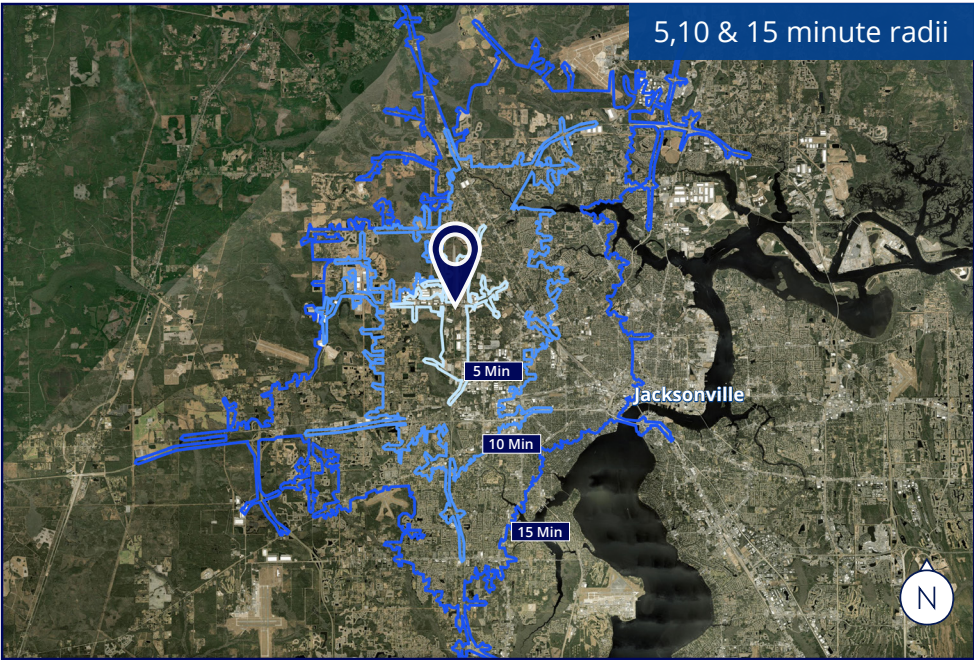
7520 Pritchard Rd.

Trade Area



7520 Pritchard Rd.

Demographics



Demographics

Source: ESRI Business Analyst & CreditIntell, 2024



Population

5 Minutes		762
10 Minutes		39,587
15 Minutes		231,219
Trade area		1,737,832



Daytime Population

5 Minutes		2,369
10 Minutes		53,288
15 Minutes		231,859
Trade area		1,736,953



Total Households

5 Minutes		264
10 Minutes		14,886
15 Minutes		91,153
Trade area		685,635



Average HH Income

5 Minutes		\$96,916
10 Minutes		\$72,429
15 Minutes		\$72,772
Trade area		\$108,888

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC