



For Sale or Lease

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2.70± Acres for Sale or Lease

7520 Pritchard Rd. | Jacksonville, FL 32219

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

7520 Pritchard Rd.

Site Overview

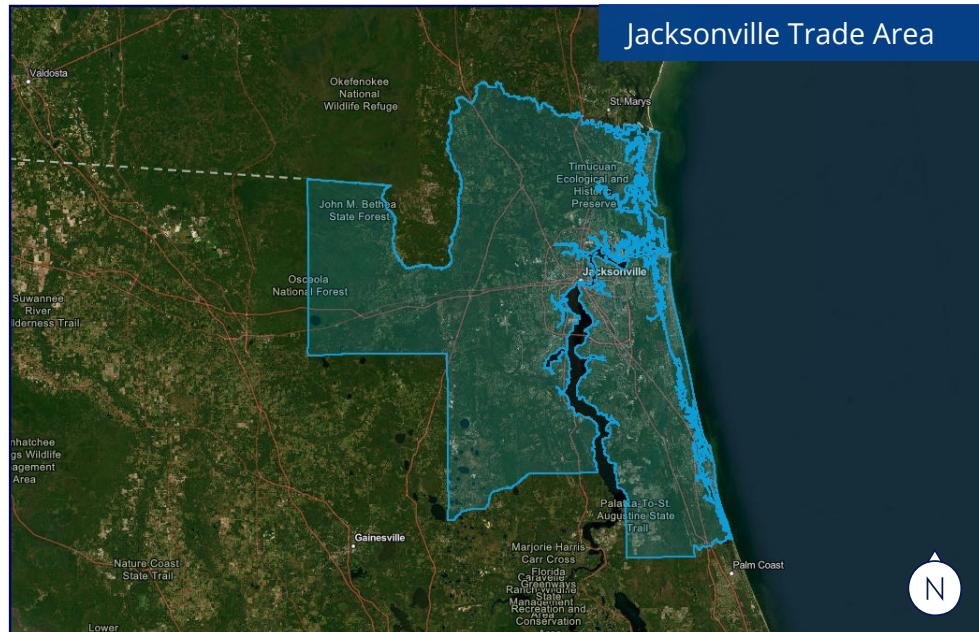
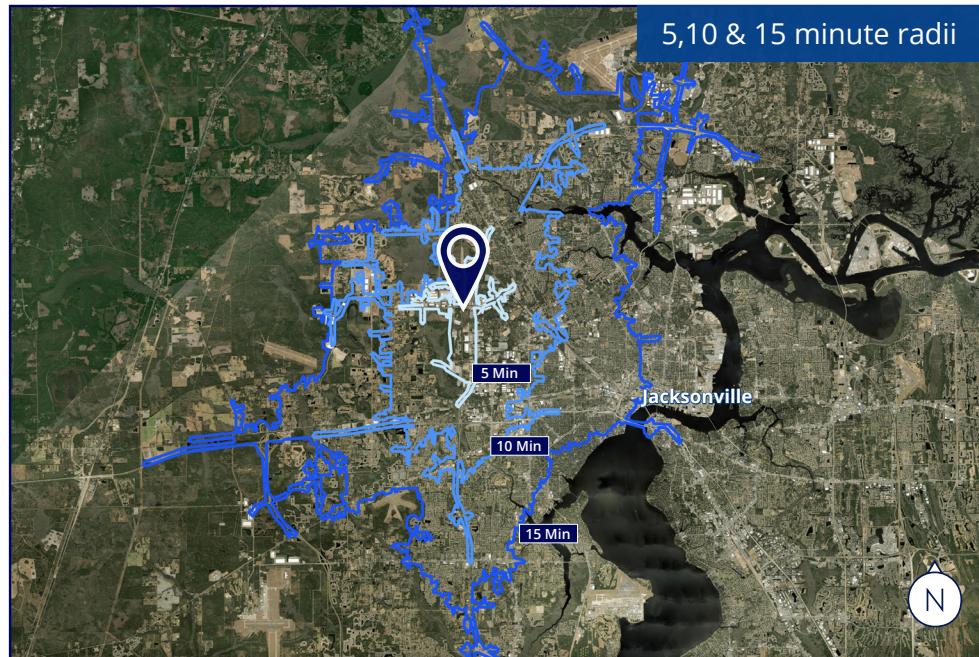


7520 Pritchard Rd.

Trade Area



Demographics



Demographics

Source: ESRI Business Analyst & Creditintel, 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