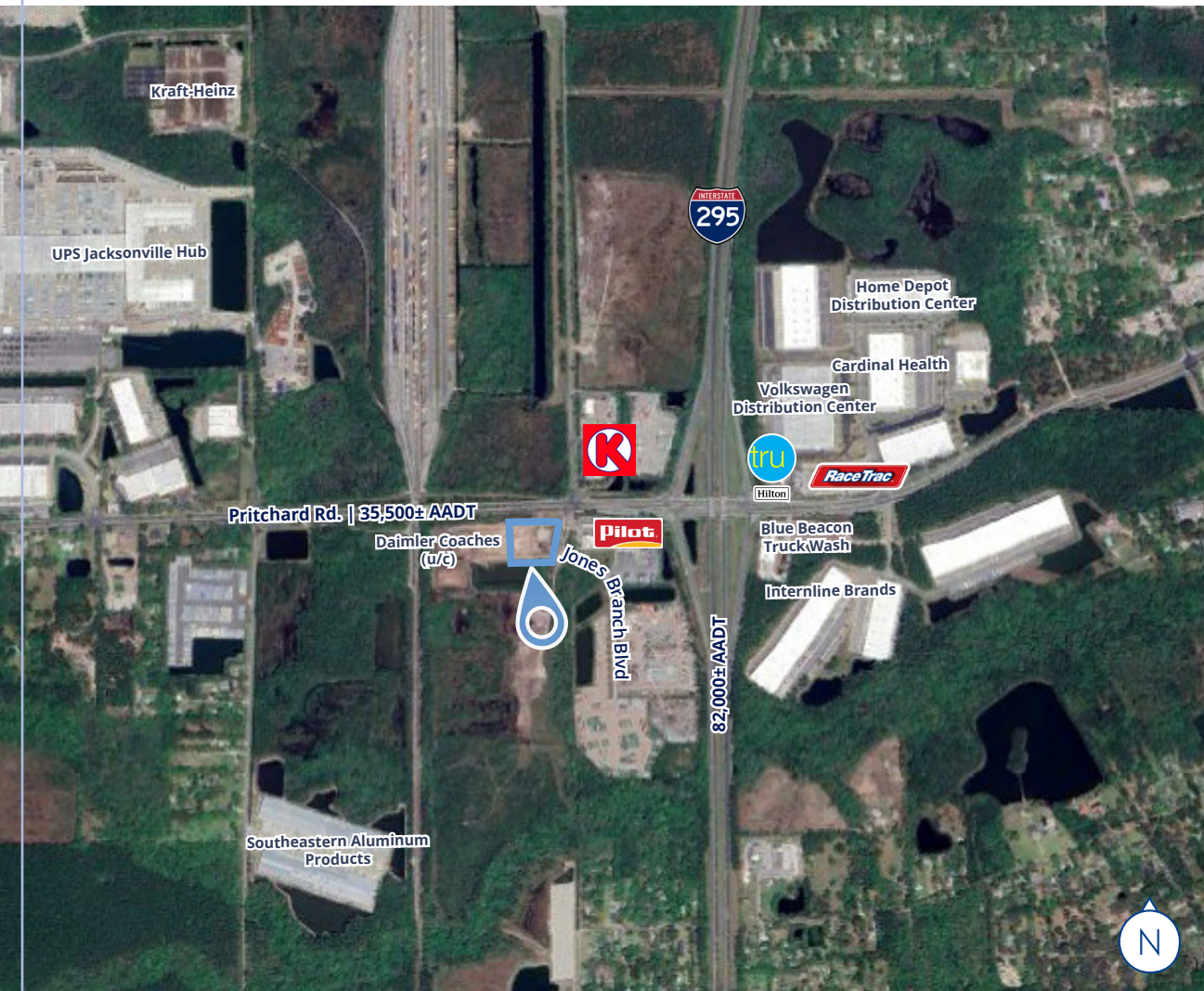


1.27± AC Parcel on Pritchard Road at I-295



**SWC Pritchard Rd & Jones
Branch Blvd**
Jacksonville, FL 32220

Property Highlights:

- 1.27± acre pad ready site (off-site storm water and utilities to the property line)
- The property is zoned Planned Unit Development (PUD) allowing for most commercial and retail uses
- Located at first traffic light west of I-295
- Adjacent to 43,600± SF Daimler Coaches development, which is under construction. Construction of this project will include improvements to the access road and intersection
- The property is just east of the Westside Industrial Park, which is the main traffic generator and employment center in NW Jacksonville
- The site does have deed restrictions. Please call for more detail
- Traffic counts: Pritchard Rd 35,500± AADT | I-295 82,000± AADT

Asking price: \$950,000



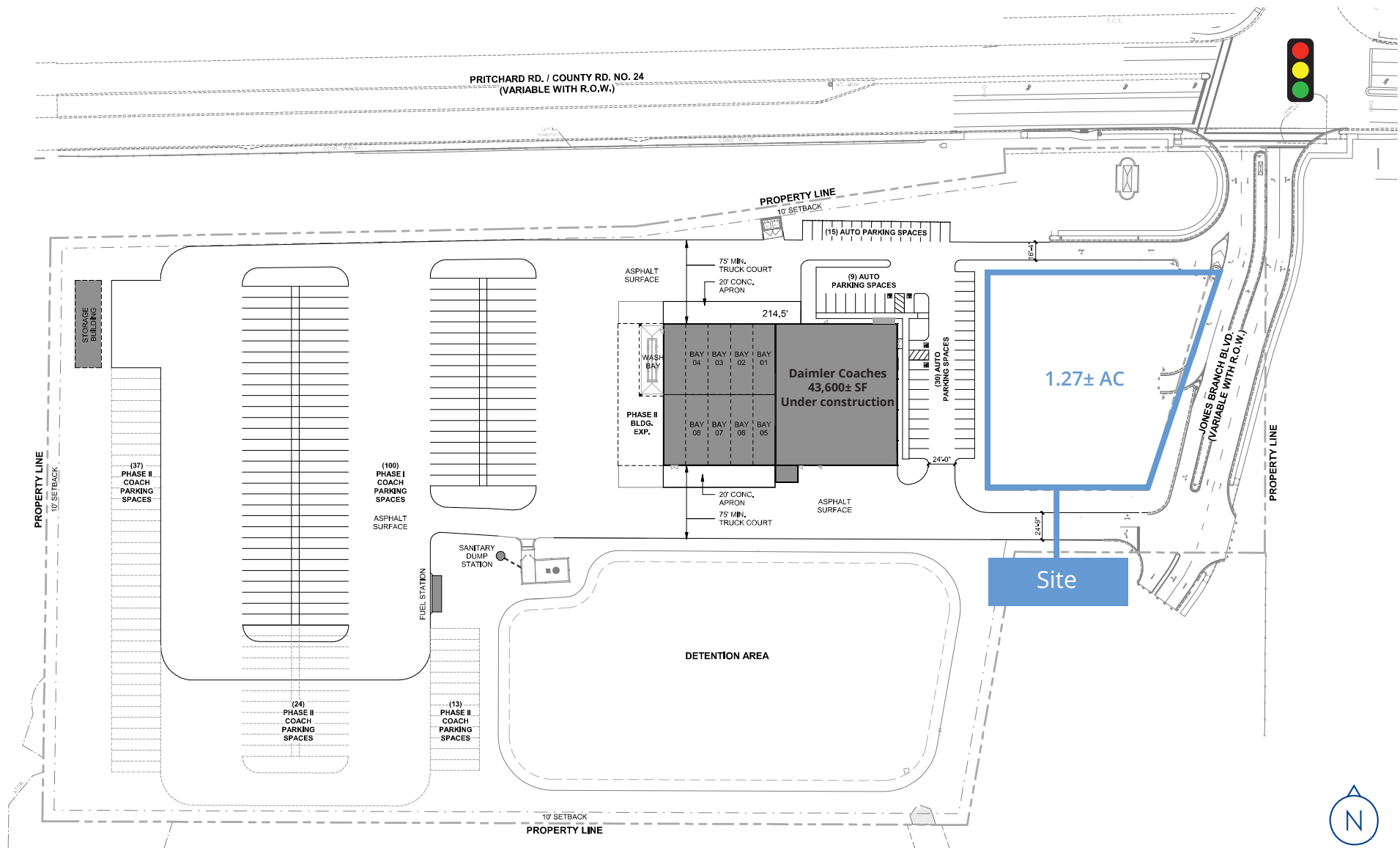
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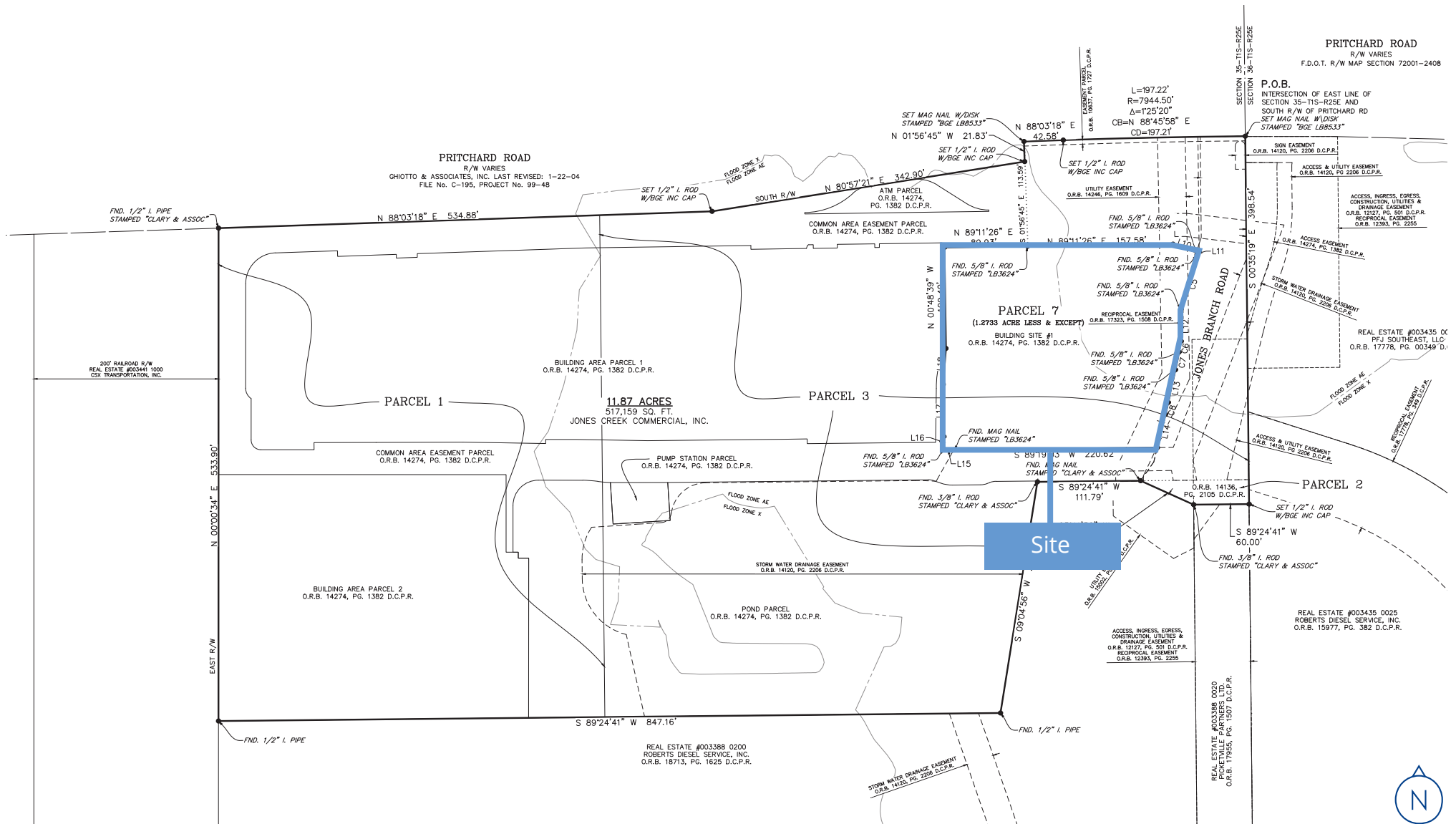
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Conceptual Site Plan



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Area Overview

Legend

- Mile demos
- Minute demos

Source: ESRI Business Analyst, 2024



3 Miles	15,772
5 Miles	94,810
15 Minutes	250,604



3 Miles	25,564
5 Miles	101,448
15 Minutes	248,770



3 Miles	\$72,467
5 Miles	\$66,859
15 Minutes	\$74,479



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