

Mayport Rd

Dutton Island Rd E

SITE

Maritime Oak Dr

# MAYPORT TRADE & STORAGE YARD

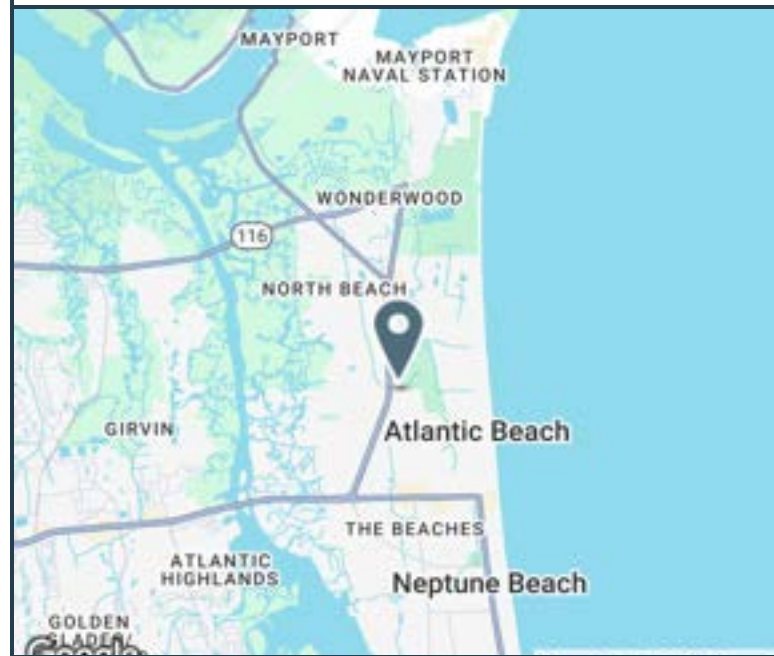
2005 MAYPORT RD  
JACKSONVILLE, FL 32233

## LAND FOR LEASE

- Prime Location: Mayport Road, near Atlantic Beach and Mayport Naval Station
- Zoning: CCG-2 (Commercial Community/General-2)
- Size: 1.97 acres
- Access Points: Dual access from Mayport Road and Dutton Island Road East
- Utilities: Well water, electricity to power pole, and septic
- Zoning Benefits: Supports a wide range of commercial uses
- Potential Uses: Retail sales, Automotive Services, Recreational facilities, Boatyard, Light Manufacturing, Parking, Private Club and Storage
- Per Exception: Storage Yard, Automotive, Buses, Semi-Tractors and Trucks

## AVAILABLE SPACES

SPACES	LEASE RATE	SPACE SIZE
2005 MAYPORT RD	\$7,500 per month	1.97 Acres



**ALEX EVANS**  
Broker / Owner

Phone | 904.210.9878  
Email | alex@creprojax.com



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# SITE SUMMARY

## MAYPORT TRADE & STORAGE YARD



### LOCATION DESCRIPTION

Located in Mayport, Jacksonville, FL, this property offers an ideal setting for commercial trade. The property benefits from excellent zoning for commercial use and is strategically located near major highways, ensuring seamless connectivity. The proximity to Mayport Naval Station presents a unique opportunity for contractors supporting naval operations.

Experience the vibrant surroundings of Mayport, offering tenants easy access to a variety of amenities and attractions. Enjoy the convenience of several dining options along the rejuvenated corridor, perfect for business lunches or casual meetings. The area also boasts numerous recreational offerings, including Hannah Park and Atlantic Beach, providing ample opportunities for relaxation and entertainment.

### OFFERING SUMMARY

Lease Rate:	\$7,500.00 per month (NNN)
Acres:	1.97 Acres
Lot Size:	85,813 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	457	1,148	5,406
Total Population	1,041	2,620	12,305
Average HH Income	\$108,999	\$108,794	\$122,358

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# PHOTOS

## MAYPORT TRADE & STORAGE YARD



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