

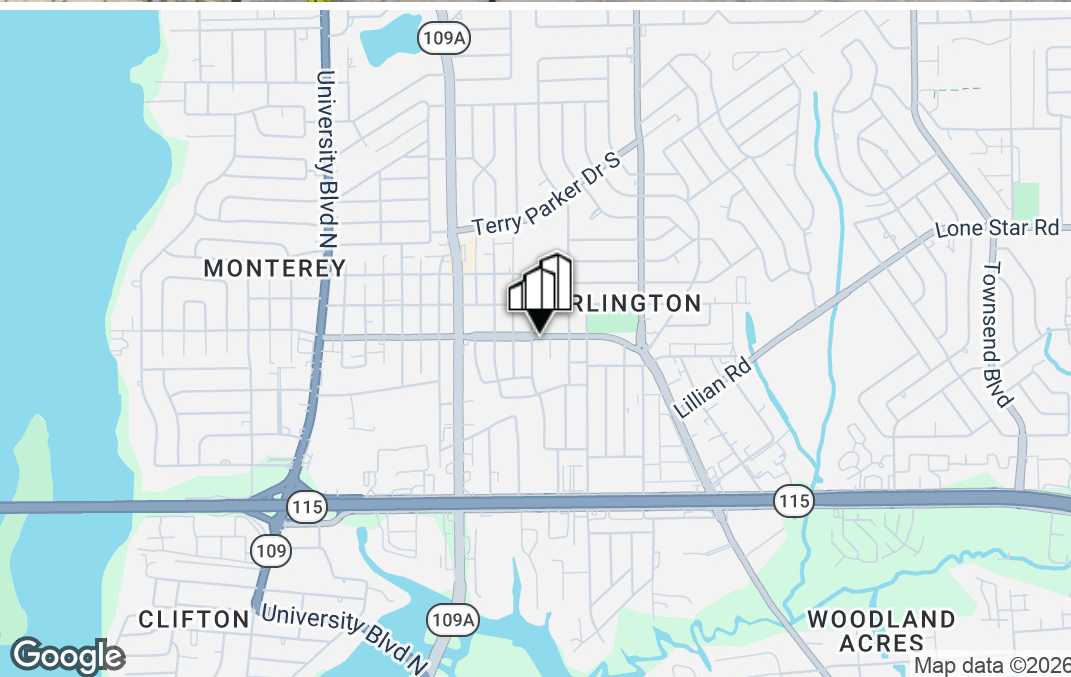
# RETAIL PROPERTY FOR SALE

REDEVELOPMENT/OWNER-USER OPPORTUNITY

6354 ARLINGTON ROAD, JACKSONVILLE, FL 32211



PRIMEREALTY



## For More Information:

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Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

# Retail Property For Sale | Redevelopment/Owner-User Opportunity



6354 Arlington Road, Jacksonville, FL 32211



## OFFERING SUMMARY

Sale Price:	\$1,600,000
Building Size:	10,800 SF
Lot Size:	0.64 Acres
Price / SF:	\$148.15
Year Built:	1973
Zoning:	CRO

## PROPERTY OVERVIEW

Prime Realty has been selected as the Exclusive Broker to market, For Sale, 6354 Arlington Rd – a ±10,800 SF retail/office property situated on approximately 0.64 acres along Arlington Rd in Jacksonville, Florida. The property offers exceptional flexibility with CRO zoning allowing for a wide range of potential uses. Ideally positioned just off of Arlington Expressway (60,000 VPD) and Cesery Blvd (15,000 VPD) the site benefits from strong connectivity within the Arlington submarket. The Property is currently owner-occupied, with ±7,375 SF available for a potential sale-leaseback or full vacancy depending on Buyer objectives. Located within the Renew Arlington Community Redevelopment Area, the asset is well-positioned to benefit from long-term public investment aimed at revitalizing the corridor over the next 20 years. The parking lot, sidewalk, and monument signage have just been approved through the CRA fund, and improvements are expected to occur within 2026. The Property presents a compelling redevelopment or owner-user opportunity in a densely populated Jacksonville submarket.

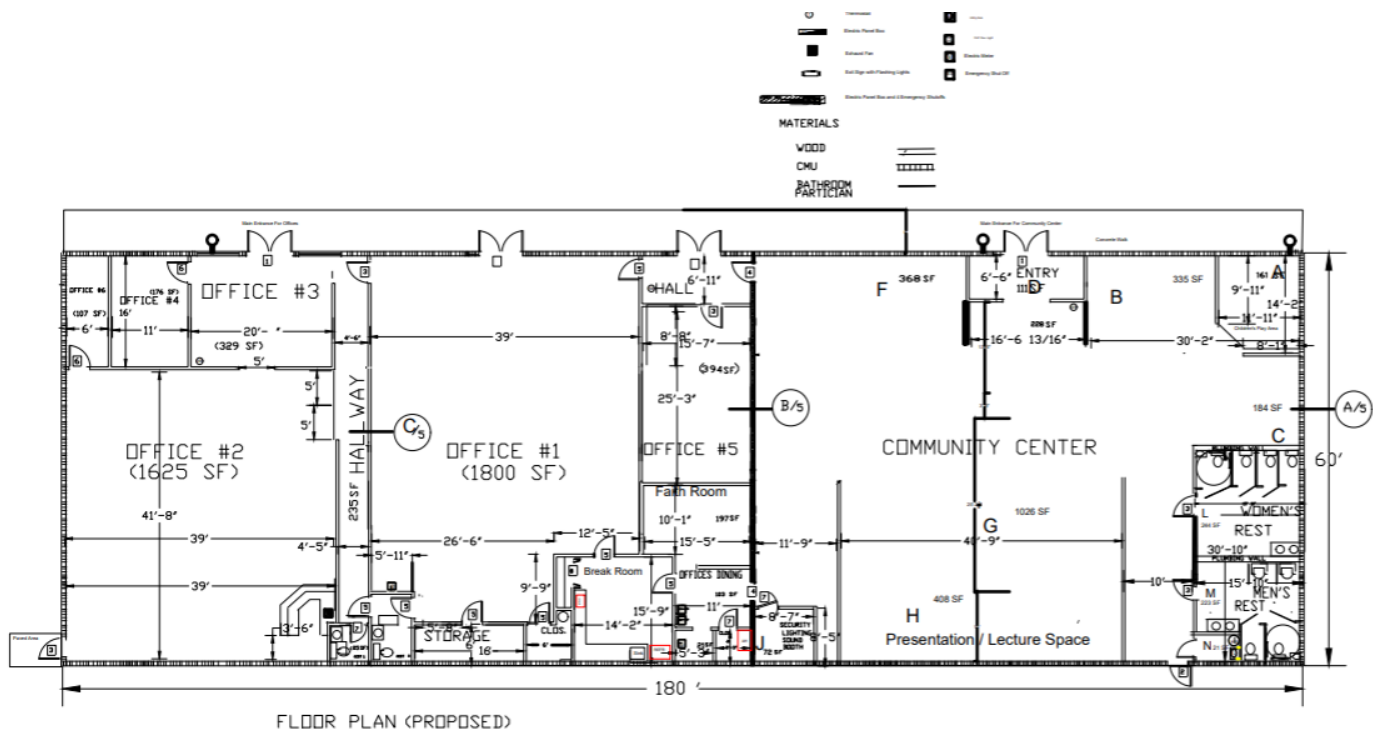
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## PROPERTY HIGHLIGHTS

- **Flexible Zoning.** Zoned CRO, The Property allows for a wide range of retail, office, or mixed-use applications for an owner-user or redevelopment project.
- **Located within the Renew Arlington CRA.** Located within the Renew Arlington CRA, The Property has been approved for government funding to undergo significant exterior renovations.
- **Strategic Arlington Location.** Fronted on Arlington Rd (5,000 VPD), between Cesery Blvd (16,000 VPD) and Arlington Rd N (15,000 VPD), The Property is uniquely located minutes from Arlington Expressway, Atlantic Blvd, Southside Blvd, and I-295.
- **Available for Sale-Leaseback.** The current property owner occupies approx. 7,375 SF and is willing to vacate or lease the current space back depending on buyer goals.
- **Densely Populated.** 3-mile population of approximately 95,000



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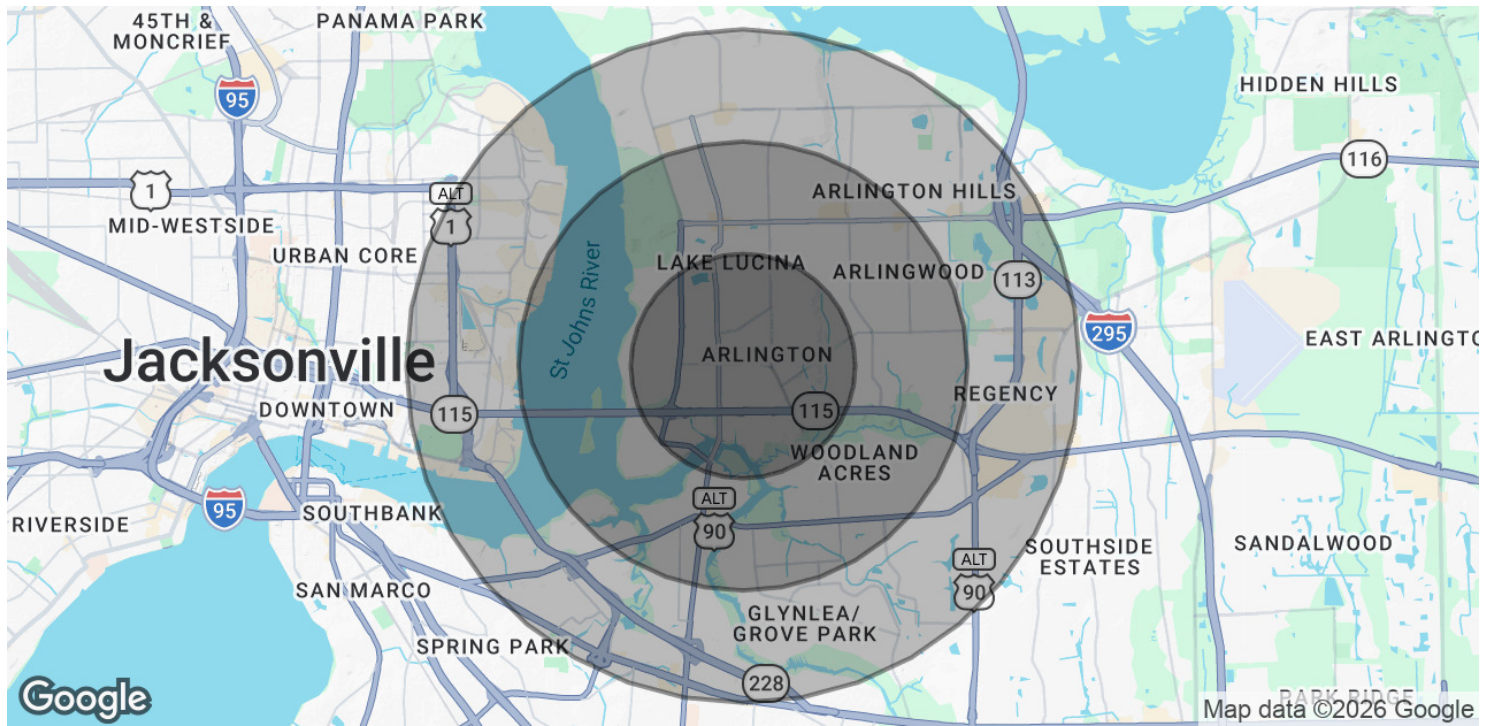


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,759	48,840	94,970
Average Age	36.9	35.5	35.7
Average Age (Male)	36.6	34.7	34.9
Average Age (Female)	36.6	36.7	36.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,769	18,738	37,626
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$64,611	\$68,459	\$71,706
Average House Value	\$197,193	\$208,204	\$231,602

2023 American Community Survey (ACS)

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