

SALE

SOUTHSIDE MANDARIN INDUSTRIAL LIGHT LAND

5515 and 5517 Shad Road, Jacksonville, FL 32257



PROPERTY DESCRIPTION

Approximately 4.69 acres of mostly cleared land located in a highly desirable area, zoned Industrial Light (IL). Ideal for a range of permitted uses including truck parking, warehousing, light manufacturing, food processing (excluding slaughterhouses), printing, distribution centers, and service establishments. Additional allowable uses include transportation terminals, auto service facilities, vocational schools, business offices, and limited retail tied to wholesale operations. Outdoor storage, contractor yards, and clean indoor scrap processing are permitted with proper screening. No minimum lot size, yard, or height restrictions—offering maximum flexibility for development.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	4.69 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	15	72	927
Total Population	44	208	2,598
Average HH Income	\$123,813	\$126,570	\$134,790

PROPERTY HIGHLIGHTS

- Highly Desirable Zoning: Industrial Light (IL)
- Annual Average Daily Traffic of 17,700!
- Close to Annual Average Daily Traffic of 41,000!

Eric Maimo
(904) 537-6443



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

SOUTHSIDE MANDARIN INDUSTRIAL LIGHT LAND

5515 and 5517 Shad Road, Jacksonville, FL 32257



Eric Maimo
(904) 537-6443



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

SOUTHSIDE MANDARIN INDUSTRIAL LIGHT LAND

5515 and 5517 Shad Road, Jacksonville, FL 32257



Eric Maimo
(904) 537-6443



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

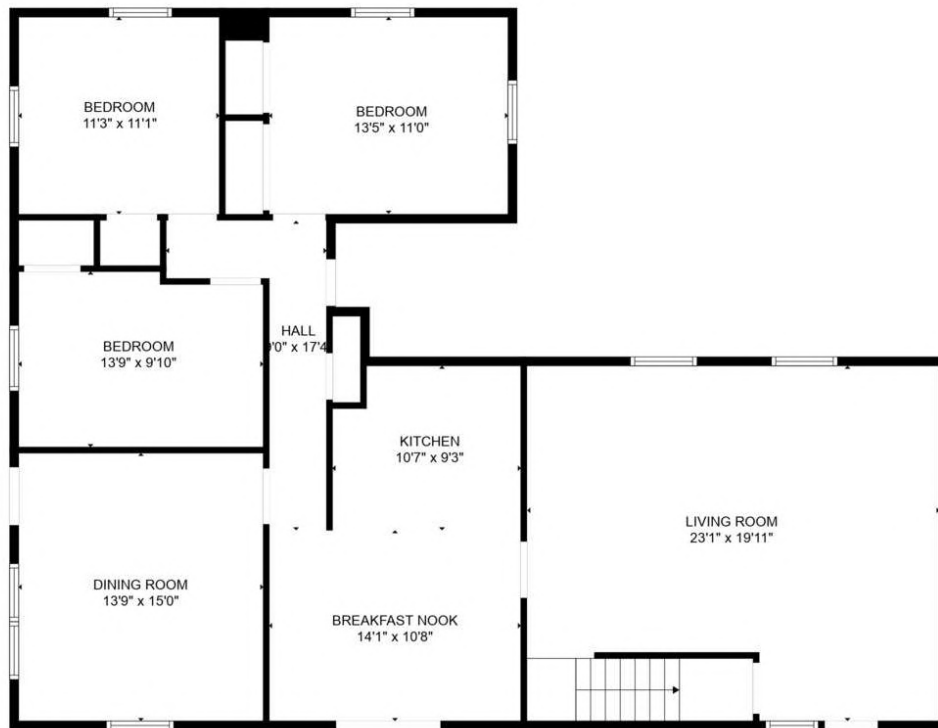
SALE

SOUTHSIDE MANDARIN INDUSTRIAL LIGHT LAND

5515 and 5517 Shad Road, Jacksonville, FL 32257



FLOOR 2



FLOOR 1

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Eric Maimo
(904) 537-6443

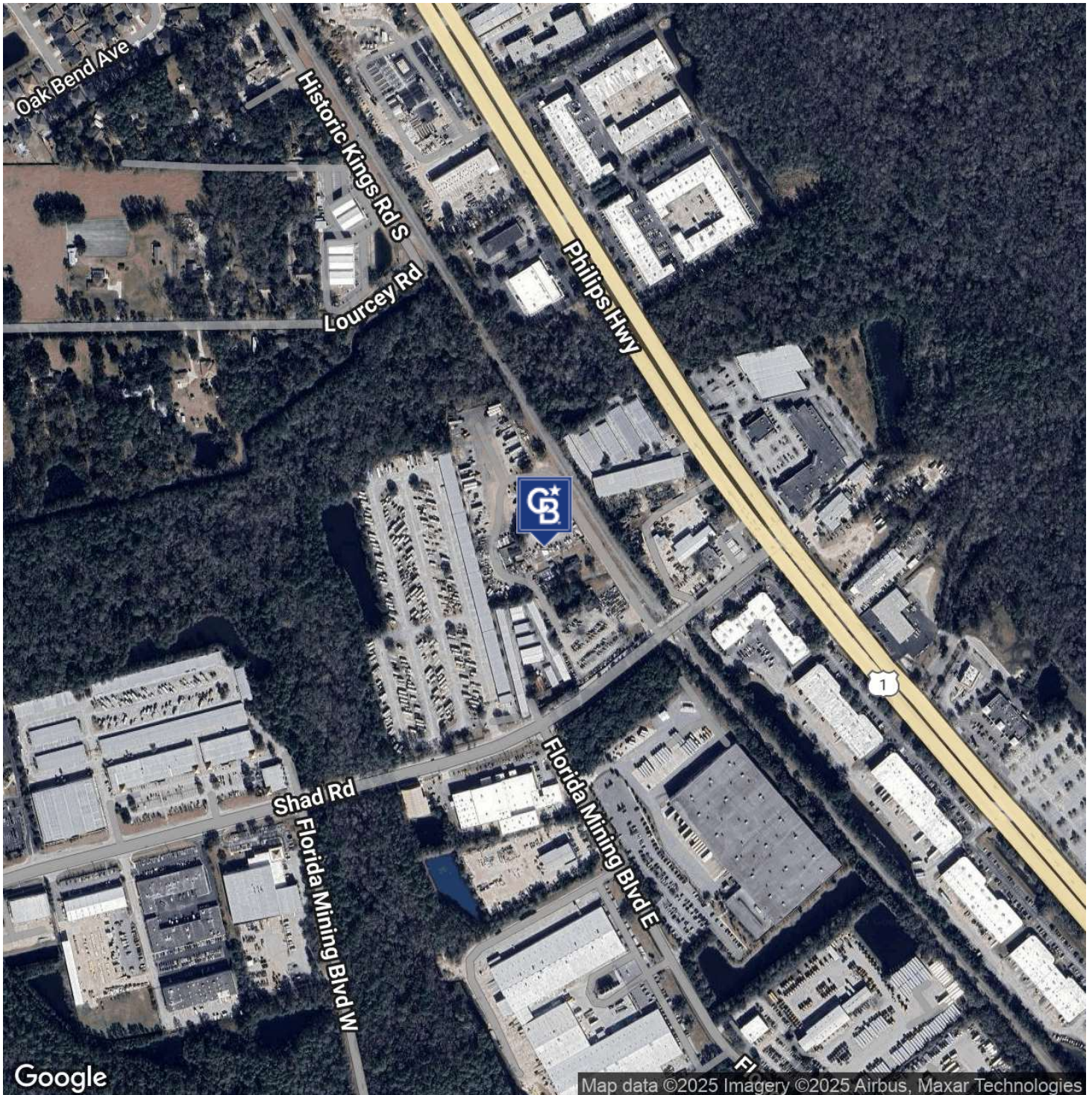


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

SOUTHSIDE MANDARIN INDUSTRIAL LIGHT LAND

5515 and 5517 Shad Road, Jacksonville, FL 32257



Eric Maimo
(904) 537-6443

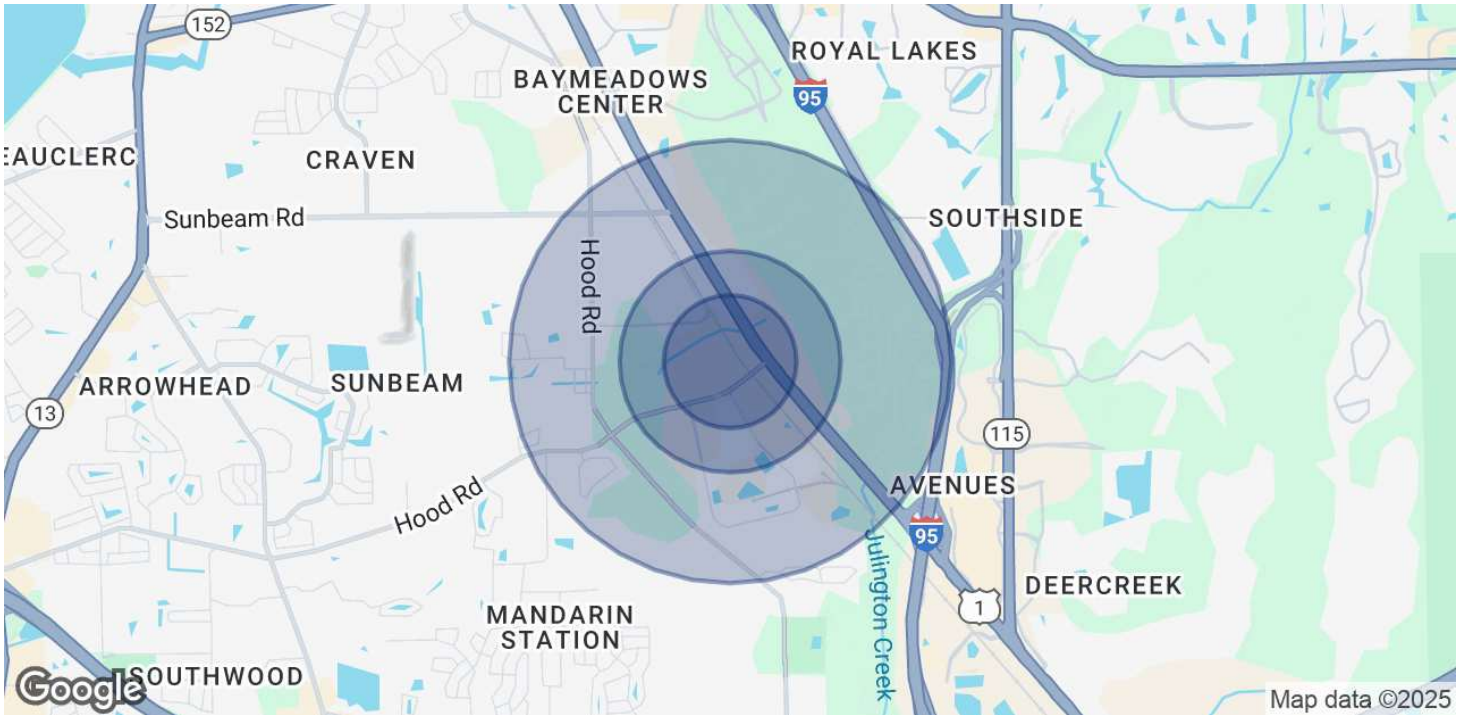


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

SOUTHSIDE MANDARIN INDUSTRIAL LIGHT LAND

5515 and 5517 Shad Road, Jacksonville, FL 32257



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	44	208	2,598
Average Age	39	39	40
Average Age (Male)	38	39	39
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	15	72	927
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$123,813	\$126,570	\$134,790
Average House Value	\$399,963	\$398,412	\$379,514

Demographics data derived from AlphaMap

Eric Maimo
(904) 537-6443



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES