

# FOR SALE COMMERCIAL LAND IN GLEN ST. MARY, FL

**KINKADE**  
COMMERCIAL REAL ESTATE  
2929 Plummer Cove Rd., Suite 2  
Jacksonville, FL 32223

6974 E. Mount Vernon Street, Glen Saint Mary, FL 32040



## OFFERING SUMMARY

Sale Price:	\$249,900
Building Size:	1,991 SF
Lot Size:	0.62 Acres
Price / SF:	\$125.51
Zoning:	CG

## PROPERTY OVERVIEW

This commercial corner lot of approximately .62 +/- acres is located in the heart of Glen St. Mary, FL. The CG zoning allows for most retail uses including restaurants, shopping centers, and service establishments. There is approximately 140 ft of frontage on Hwy 90. The traffic count is about 10,900 AADT. This property was formally an auto repair facility.

## PROPERTY HIGHLIGHTS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	288	2,915	5,265
Total Population	711	7,321	13,782
Average HH Income	\$65,625	\$69,465	\$71,839

## PRESENTED BY:

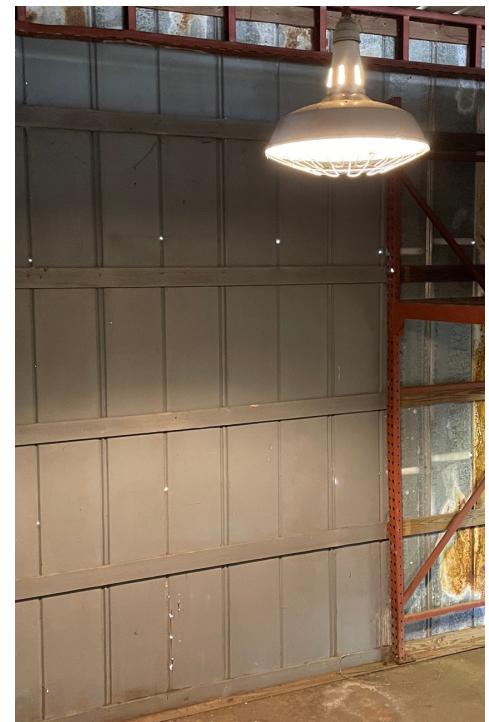
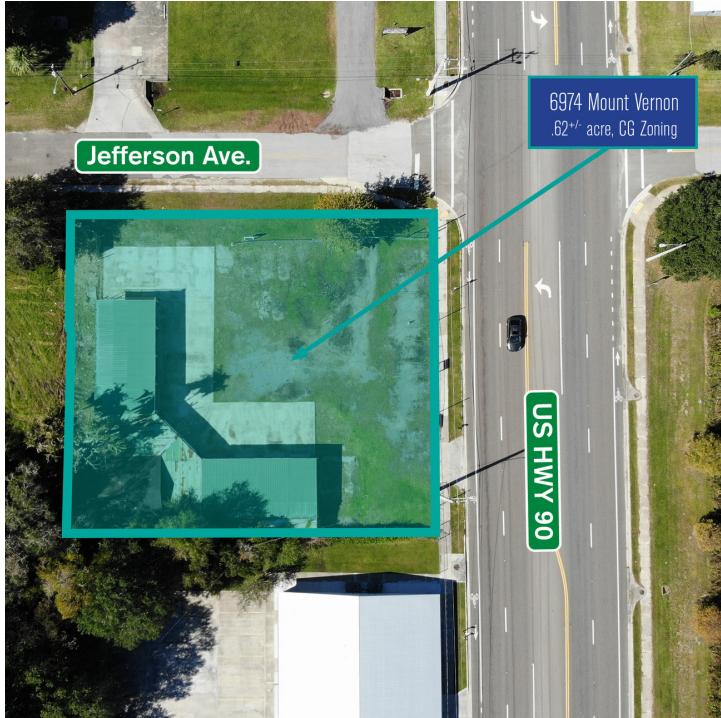
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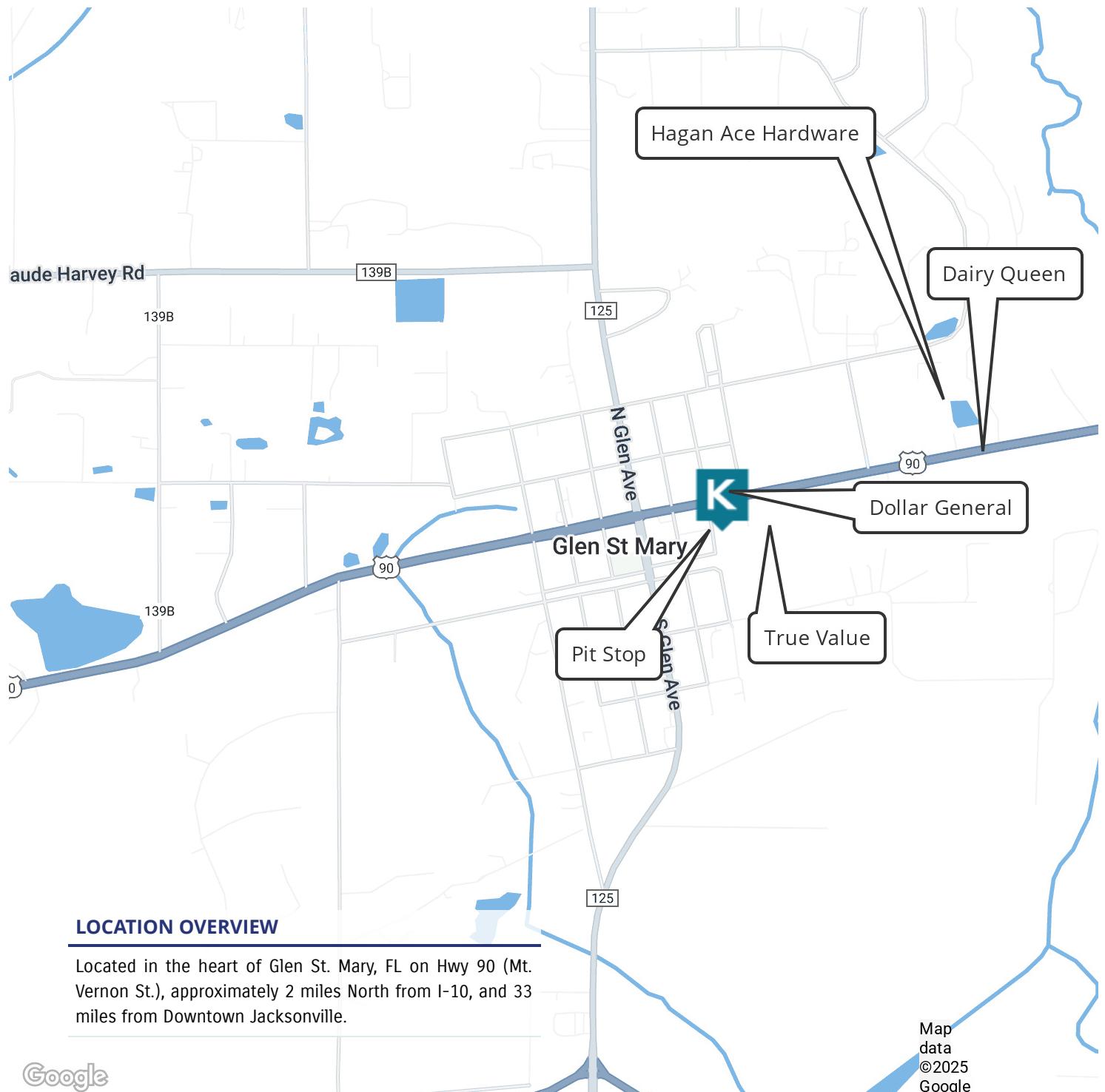
[rochelle@kinkadecommercial.com](mailto:rochelle@kinkadecommercial.com)

**ADDITIONAL PHOTOS**

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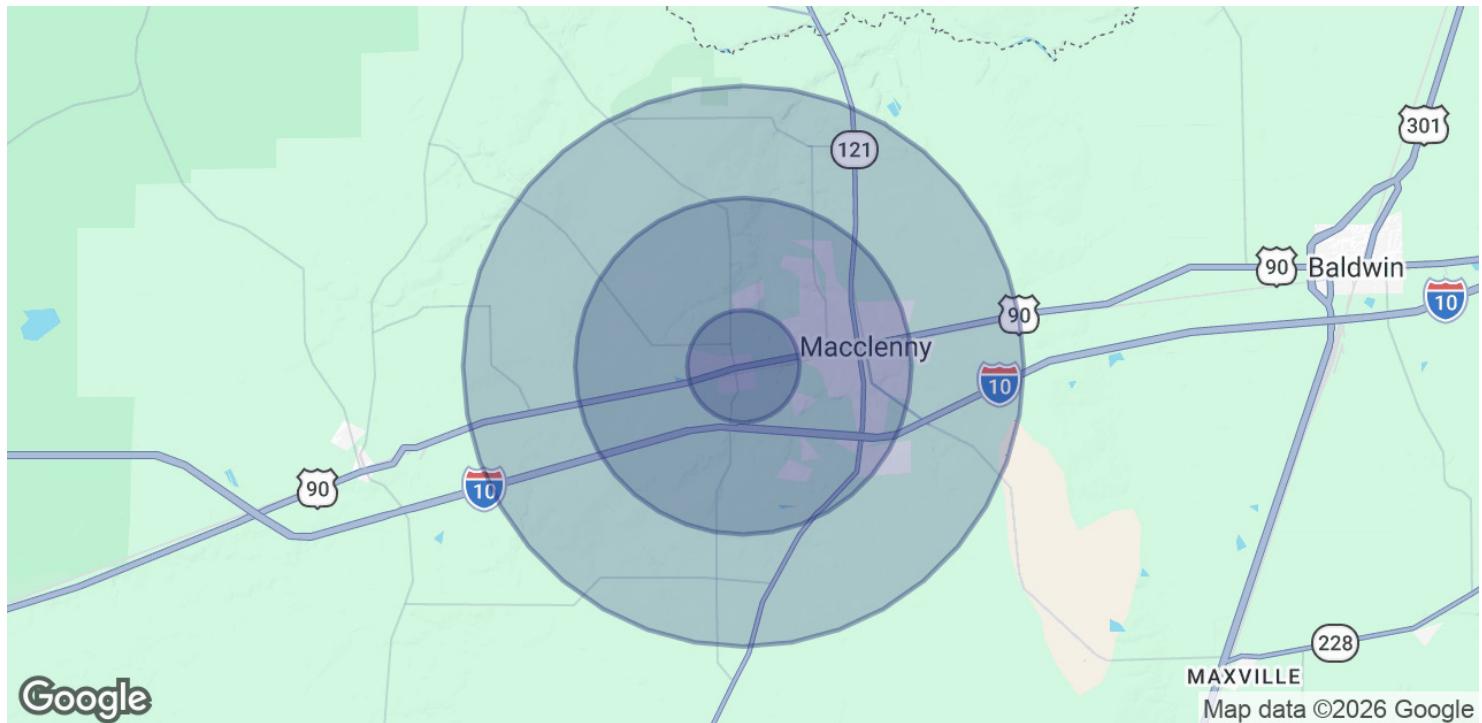
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**LOCATION MAP**

# FOR SALE

## COMMERCIAL LAND IN GLEN ST. MARY, FL

6974 E. Mount Vernon Street Glen Saint Mary, FL 32040



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	711	7,321	13,782
Average Age	44.6	40.9	39.9
Average Age (Male)	41.8	37.3	36.8
Average Age (Female)	49.5	45.0	43.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	288	2,915	5,265
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$65,625	\$69,465	\$71,839
Average House Value	\$123,982	\$132,414	\$154,164

\* Demographic data derived from 2020 ACS - US Census

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