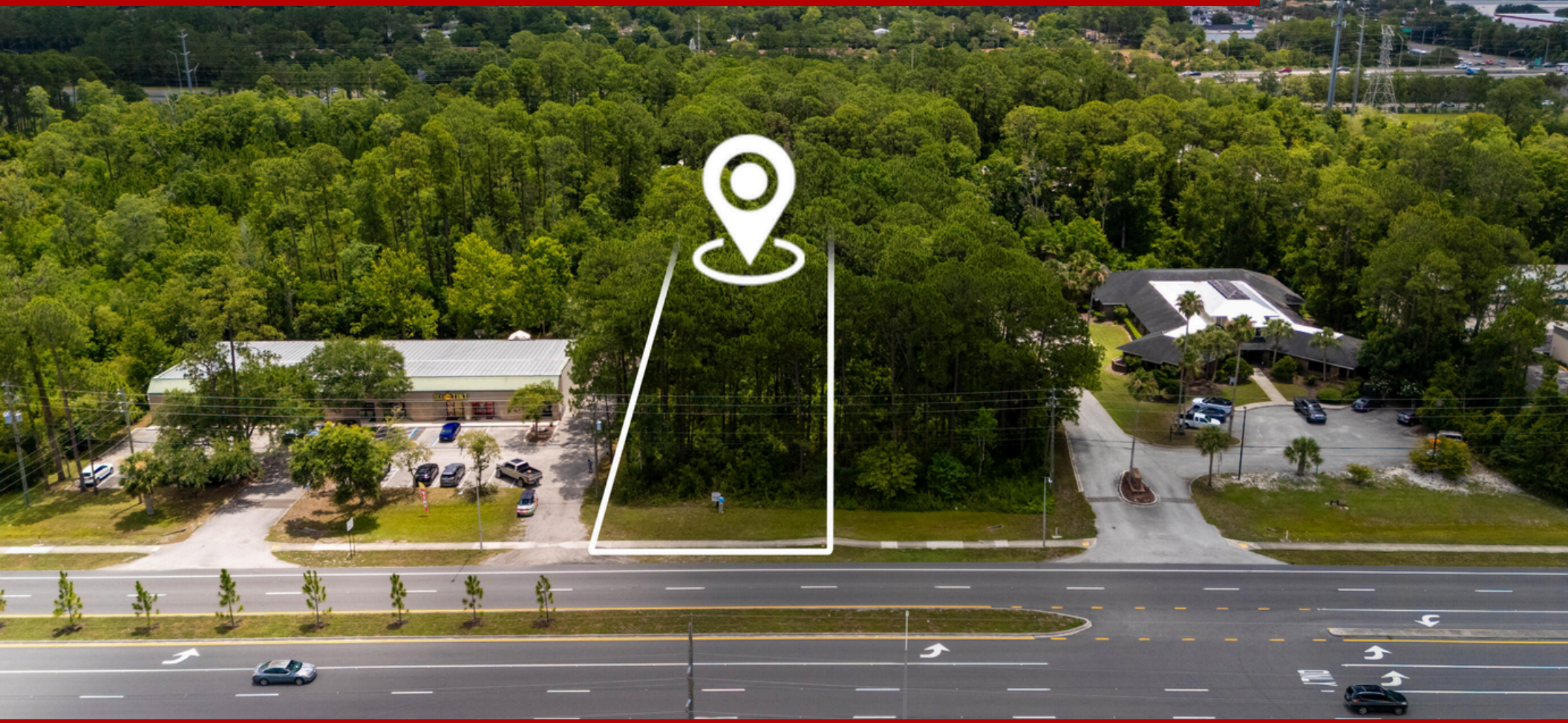
INVESTMENT OPPORTUNITY
0 ST JOHNS BLUFF Road Jacksonville, FL 32246 | $779,000



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PROPERTY OVERVIEW
0 ST JOHNS BLUFF Road Jacksonville, FL 32246

- List Price: $779,000
- Zoning: Approved PUD in place
- Raw Land: 1.81 Acres

Incredible commercial development opportunity on the high-visibility S. St. Johns Bluff Rd corridor! UNMATCHED ZONING FLEXIBILITY: The established PUD zoning eliminates the lengthy rezoning process and permits a wide array of uses. Pre-approved applications include medical/dental clinics, professional business offices, retail merchandise sales, service establishments, and restaurants with alcohol sales.

The zoning also allows for daycare centers, animal hospitals, warehousing, distribution, and contractor offices. PREMIUM SITE ADVANTAGES: The property boasts direct access on S. St. Johns Bluff Rd with excellent daily traffic exposure and rapid logistics connectivity to SR 9A / I-295. Save significantly on development costs with a zero-foot setback to the north and absolutely no incompatibility buffers required next to the existing adjacent uses. This is the perfect blank canvas. For full site plans, zoning criteria, and property records, please refer to the attached.

ZONING INFORMATION
0 ST JOHNS BLUFF Road Jacksonville, FL 32246

The subject property is governed by Ordinance 2008-1071-E, which successfully rezoned the parcel from Industrial Business Park (IBP) to a highly flexible Planned Unit Development (PUD). This established PUD eliminates the costly and time-consuming city rezoning process, providing developers with an immediate, pre-approved framework for a wide array of commercial, office, and light industrial applications.

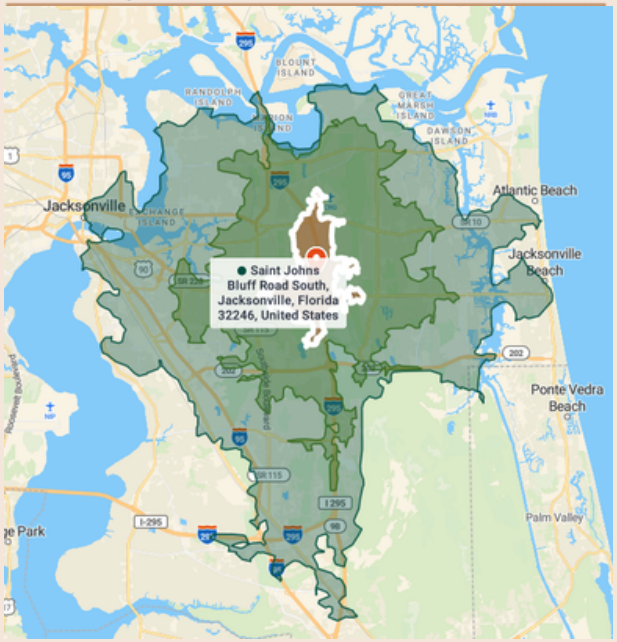
Permitted uses are extensive and explicitly include medical, dental, and professional business offices, research laboratories, banks with drive-thru capabilities, daycare centers, and animal hospitals. Additionally, the site is approved for standard retail sales, service establishments, and restaurants permitted for both on- and off-premises alcoholic beverage consumption. For flex or light industrial users, the PUD accommodates warehousing, wholesaling, distribution, light manufacturing, and contractors' offices.

Development advantages are built right into the criteria. The site requires zero-foot setbacks to the north and completely waives incompatibility buffering because adjacent properties are already functionally compatible. It allows for maximum building coverage of 35% and structures up to 35 feet tall. High-visibility monument signage up to 12 feet in height is also fully permitted along the corridor.

BENCHMARK DEMOGRAPHICS

Saint Johns Bluff Rd S, Jacksonville, Florida, 32224

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M.Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

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	DRIVE TIME			GEOGRAPHY			
				Counties	CBSAs	States	
AGE SEGMENTS	5 mins	10 mins	15 mins	Duval County	Jacksonville, FL Metropolitan Statistical Area	Florida	USA
0 - 4	5.86%	5.22%	5.39%	5.69%	5.44%	4.69%	5.39%
5 - 9	5.87%	5.31%	5.51%	5.93%	5.86%	5.03%	5.75%
10 - 14	5.50%	5.06%	5.28%	5.73%	6.04%	5.34%	5.98%
15 - 19	7.26%	6.06%	5.88%	6.05%	6.22%	5.84%	6.47%
20 - 34	25.71%	26.77%	23.83%	21.29%	19.22%	18.43%	20.33%
35 - 54	25.03%	25.84%	26.04%	25.70%	25.63%	24.41%	25.20%
55 - 74	19.72%	19.74%	21.14%	22.41%	23.50%	25.55%	22.82%
75+	5.08%	6.00%	6.93%	7.24%	8.09%	10.74%	8.05%
HOUSEHOLD INCOME							
<$15,000	6.4%	7.6%	8.2%	9.8%	8.1%	8.0%	8.3%
$15,000-$24,999	7.3%	4.1%	5.0%	5.5%	5.0%	5.8%	5.9%
$25,000-$34,999	11.1%	6.2%	5.9%	6.4%	5.8%	6.7%	6.3%
$35,000-$49,999	18.0%	11.3%	11.2%	11.0%	9.8%	10.5%	9.8%
$50,000-$74,999	17.8%	19.0%	18.3%	17.8%	16.5%	16.9%	15.6%
$75,000-$99,999	17.9%	14.7%	13.4%	12.8%	12.8%	12.9%	12.5%
$100,000-$149,999	14.7%	19.3%	19.7%	18.9%	19.6%	18.4%	17.8%
$150,000-$199,999	3.2%	7.2%	7.2%	7.5%	9.3%	8.7%	9.8%
$200,000+	3.6%	10.7%	11.0%	10.3%	13.0%	12.1%	14.0%
KEY FACTS							
Population	15,381	163,894	391,675	1,054,465	1,764,628	23,027,836	339,887,819
Daytime Population	19,968	185,210	458,417	1,140,746	1,765,462	22,846,618	338,218,372
Employees	7,795	88,057	205,433	525,747	841,514	10,832,721	167,630,539
Households	6,154	69,332	164,194	431,039	699,626	9,263,074	132,422,916
Average HH Size	2.40	2.30	2.31	2.39	2.47	2.43	2.50
Median Age	34.9	36.0	37.7	38.7	40.4	43.6	39.6
HOUSING FACTS							
Median Home Value	288,880	368,623	372,814	355,630	395,594	416,969	370,578
Owner Occupied %	47.3%	49.8%	51.9%	58.2%	66.7%	67.2%	64.2%
Renter Occupied %	52.8%	50.2%	48.1%	41.8%	33.3%	32.8%	35.8%
Total Housing Units	6,498	74,968	179,100	468,453	767,323	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	$60,285	$77,428	$76,826	$74,128	$82,649	$78,205	$81,624
Per Capita Income	$29,703	$43,671	$44,073	$41,767	$45,252	$44,891	$45,360
Median Net Worth	$75,545	$120,995	$132,225	$153,805	$249,654	$253,219	$228,144

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