

# LAND FOR SALE

622 COLLEGE ST, JACKSONVILLE FL, 32204



**PRICE: \$499,000**



# Property Overview



LICENSED REAL ESTATE BROKER



LAND



0.38 AC



ZONED  
CCBD



RIVERSIDE

Located at 622 College Street in the Riverside submarket, this 0.38-acre vacant parcel offers a rare development opportunity in one of Northeast Florida's most active urban markets. Zoned CCBD (Commercial Central Business District) and situated within the Downtown Overlay, the site is eligible for DIA incentives — giving developers a powerful financial advantage to bring their vision to life. Boasting direct visibility from both I-95 and I-10, the property enjoys exposure to the region's busiest corridors while remaining just minutes from Riverside Park, 5 Points, and Brooklyn.



FOR SALE

622 COLLEGE ST, JACKSONVILLE FL, 32204

# Property Highlights



LICENSED REAL ESTATE BROKER

- **VACANT LAND**
  - 0.38 ACRES
  - THREE SEPARATE PARCELS
- **ZONED CCBD**
  - COMMERCIAL CENTRAL BUSINESS DISTRICT
- **LOCATED WITHIN THE DOWNTOWN OVERLAY - OPENING THE DOOR TO DIA INCENTIVES**
- **I-95 / I-10 VISIBILITY**
- **CLOSE PROXIMITY TO DOWNTOWN, RIVERSIDE PARK, 5 POINTS, AND BROOKLYN**
- **WHOLE FOODS, FRESH MARKET, CAVA, CHIPOTLE, PANERA, FIRST WATCH, AND OTHER NATIONAL RETAILERS**
- **NEAR ONE RIVERSIDE, MAA RIVERSIDE, AND OTHER LARGE APARTMENT COMMUNITIES**



FOR SALE

622 COLLEGE ST, JACKSONVILLE FL, 32204

# Market Overview



LICENSED REAL ESTATE BROKER

- **TRADE AREA:**
- **1,009,833 POPULATION**
- **1.2% INCREASE IN JOB GROWTH**
- **COST OF LIVING 7.1% BELOW NATIONAL AVERAGE**
- **MEDIAN HOUSEHOLD INCOME GROWTH 4.43%**

## MAJOR EMPLOYERS

The logo for FSCJ, featuring the letters "FSCJ" in a white, serif font on a dark blue background.

The logo for Publix, featuring the word "Publix" in a green, sans-serif font.

The logo for FIS, featuring the letters "FIS" in a green, sans-serif font.

The logo for CSX, featuring the letters "CSX" in a white, sans-serif font on a dark blue background.

The logo for VyStar Credit Union, featuring a circular icon with a compass rose and the text "VyStar Credit Union" in a blue, sans-serif font.

The logo for UFHealth, featuring the text "UFHealth" in a blue, sans-serif font with a red arc above the "U", and "UNIVERSITY OF FLORIDA HEALTH" in a smaller, blue, sans-serif font below it.

**DOWNTOWN JACKSONVILLE'S CONSTRUCTION SURGE: \$8.8 BILLION  
IN PROJECTS" RESHAPE URBAN LANDSCAPE"**

**- DOWNTOWN INVESTMENT AUTHORITY**

FOR SALE

622 COLLEGE ST, JACKSONVILLE FL, 32204

# Aerial Photo



**Downtown Jax**

**Brooklyn**

**I-95 Ramp**

**622 COLLEGE ST**

**FOR SALE**

**622 COLLEGE ST, JACKSONVILLE FL, 32204**

# Aerial Photo



LICENSED REAL ESTATE BROKER



Five Points

622 COLLEGE ST

FOR SALE

622 COLLEGE ST, JACKSONVILLE FL, 32204

# Aerial Photo



LICENSED REAL ESTATE BROKER



622 COLLEGE ST

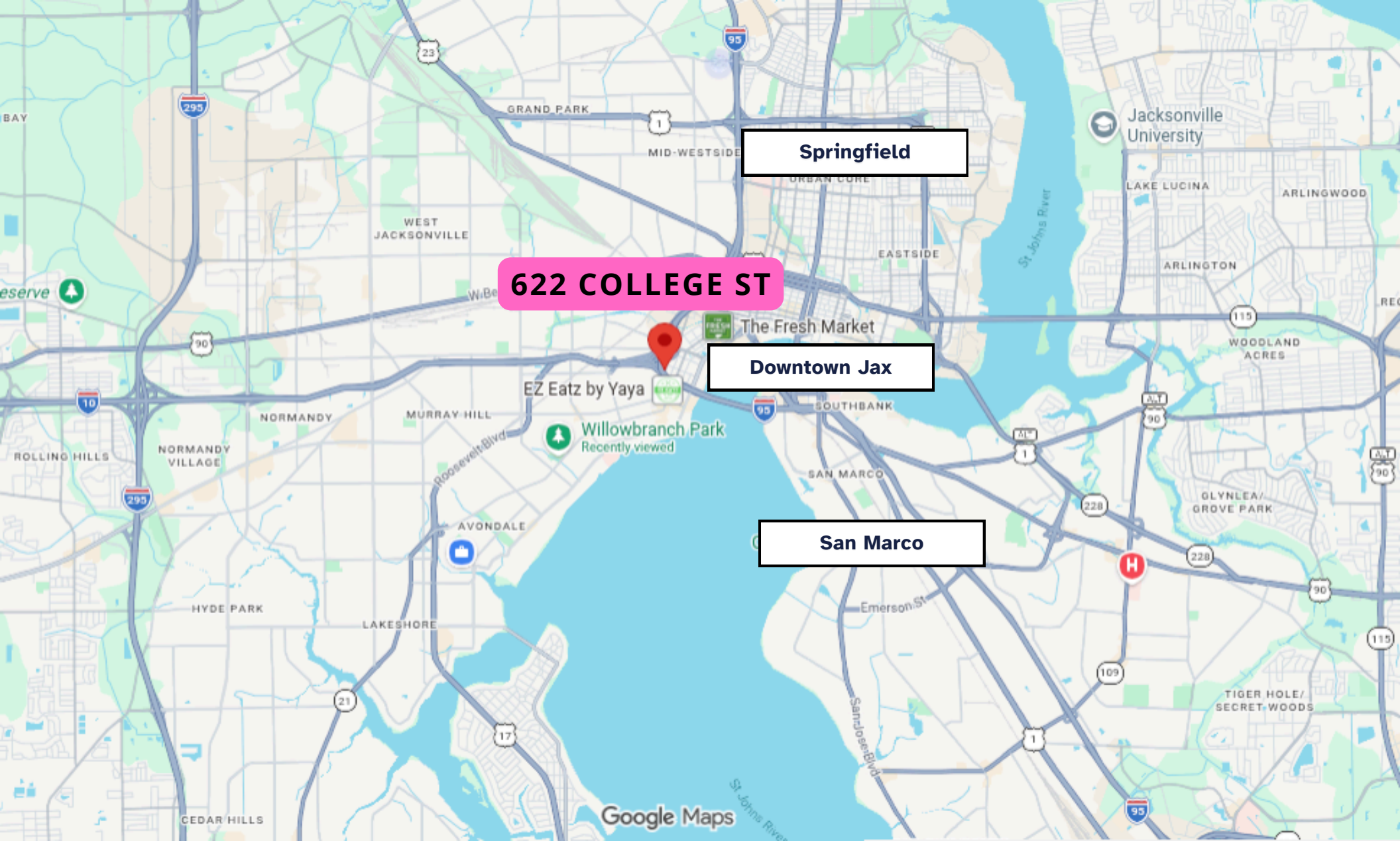
FOR SALE

622 COLLEGE ST, JACKSONVILLE FL, 32204

# Aerial Map



LICENSED REAL ESTATE BROKER



**622 COLLEGE ST**

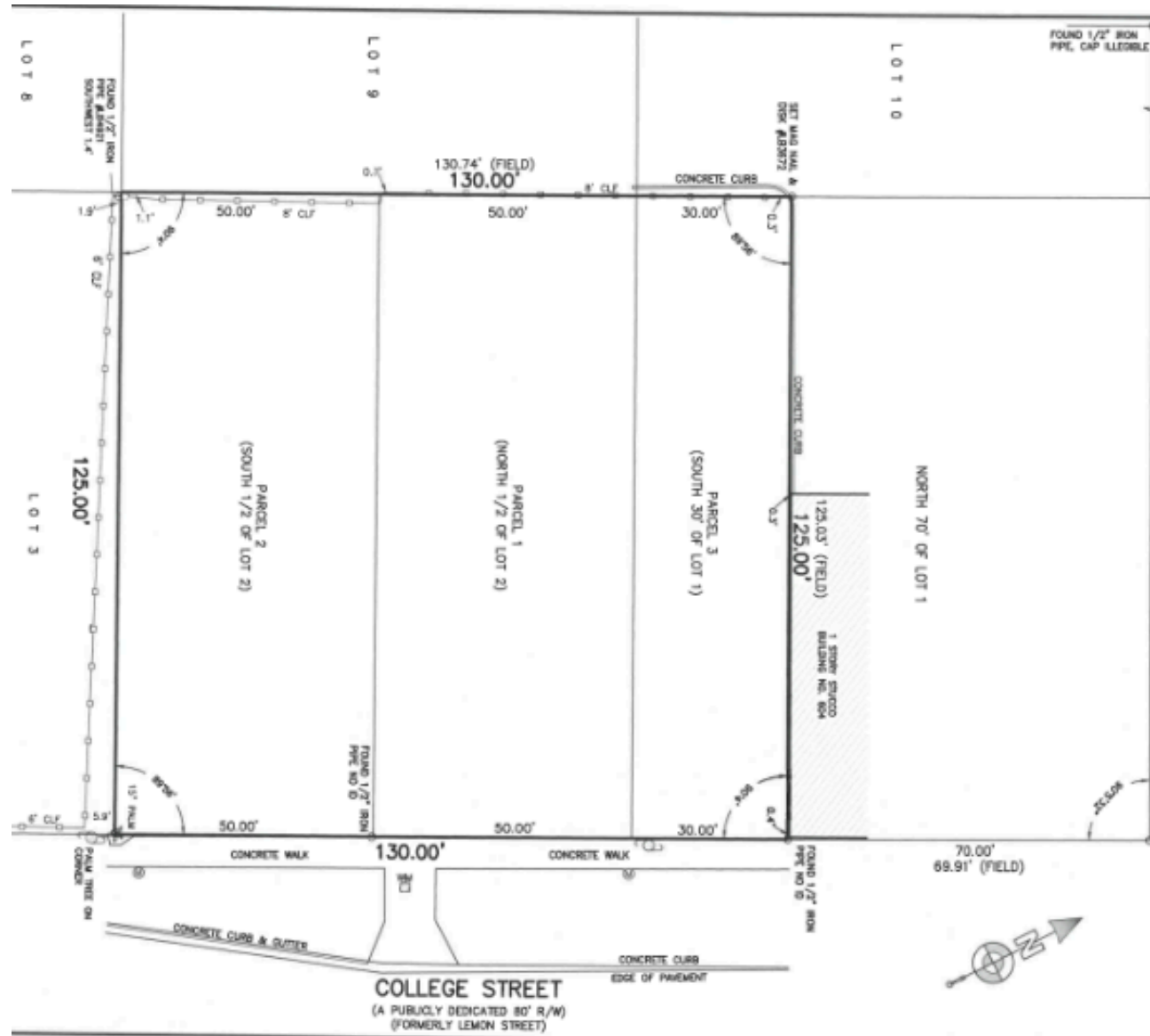
**Springfield**

**Downtown Jax**

**San Marco**

**FOR SALE**

622 COLLEGE ST, JACKSONVILLE FL, 32204



FOR SALE

622 COLLEGE ST, JACKSONVILLE FL, 32204



**ELIAS HIONIDES**  
**O. 904.241.1151**  
**C. 904.894.6620**  
**ehionides@petrajax.com**



**ASHLEIGH SHIM**  
**O. 904.241.1151**  
**C. 904.962.2655**  
**ashleigh@petrajax.com**

DISCLAIMER: THIS FLYER HAS BEEN PREPARED BY PETRA MANAGEMENT, INC. FOR MARKETING AND INFORMATIONAL PURPOSES ONLY. PETRA MANAGEMENT, INC. MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR RELIABILITY OF THE INFORMATION PROVIDED HEREIN. INTERESTED PARTIES ARE ENCOURAGED TO CONDUCT THEIR OWN INDEPENDENT INVESTIGATION TO VERIFY ALL DETAILS. PETRA MANAGEMENT, INC. EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY FOR ERRORS, OMISSIONS, OR ANY LOSS OR DAMAGES RESULTING FROM RELIANCE ON THIS MATERIAL. THIS DOCUMENT IS THE COPYRIGHTED PROPERTY OF PETRA MANAGEMENT, INC. ©2025. ALL RIGHTS RESERVED. THIS COMMUNICATION IS NOT INTENDED TO SOLICIT OR INDUCE THE BREACH OF ANY EXISTING AGREEMENTS.