



0 Henley Road

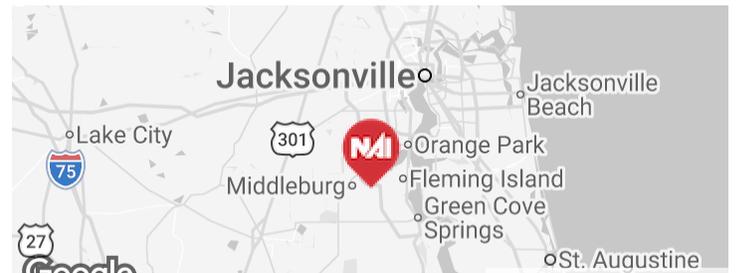
Green Cove Springs, FL 32043

Property Highlights

- 6.25-acre site available for ground lease or build-to-suit
- Pad-ready delivery with flexible development options
- Location at Henley Road and Plantation Ridge Drive
- Approximately 200 feet of frontage on Henley Avenue
- Suitable for charter, private, vocational, medical, retail, or office
- Open to parceling for multiple tenants or smaller user groups
- Multiple lease and development structures considered

Property Overview

The 6.25 acre property at Henley Road is a commercial site available for ground lease or build-to-suit in the growing Clay County market of Green Cove Springs, FL. The location offers approximately 200' of frontage on Henley Rd with strong visibility. The site is well-suited for a wide range of users, including charter, private, vocational, medical, retail, or office tenants. Potential to parcel the site for multiple users and is flexible on lease and development structures, creating a versatile opportunity for both single-tenant and multi-tenant.



Offering Summary

Tax ID#:	21-05-25-010094-007-01
Lot Size:	6.25 Acres
Lot Dimensions:	450' wide x 688' deep w/200' frontage

For More Information



Austin Kay

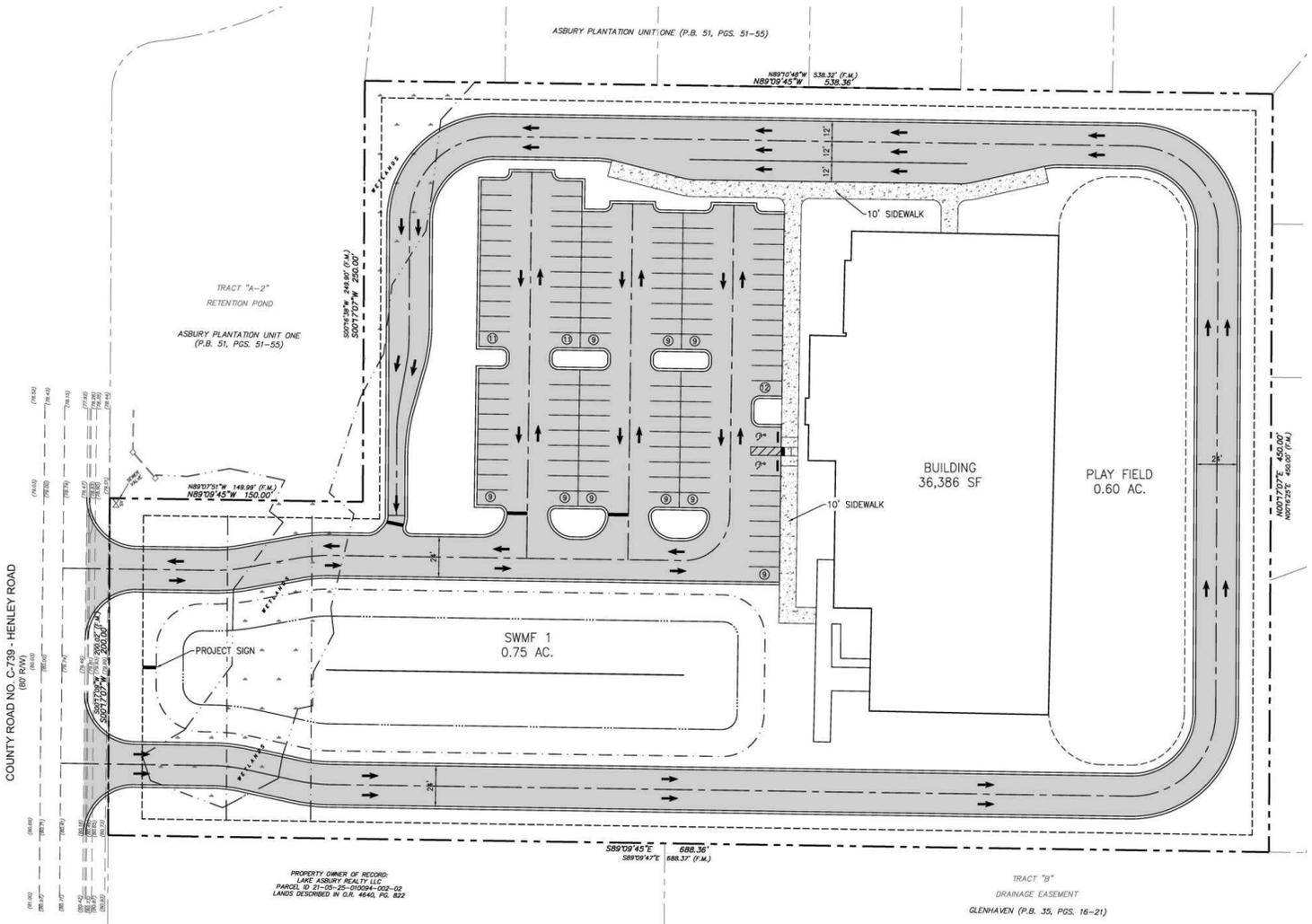
Vice President, Retail Specialist
O: 904 493 4495 | C: 904 386 4881
ak@naihallmark.com

For Lease

6.25 Acres | Ground Lease
Commercial Development Land



For Lease
 6.25 Acres | Ground Lease
 Commercial Development Land



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

For Lease 6.25 Acres | Ground Lease Commercial Development Land



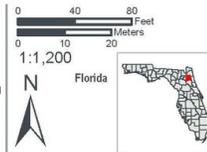


- Legend**
- Property Boundary (Approx. 6.25 ac)
 - FDEP Regulated Wetland (Approx. 0.39 ac)
 - Upland (Approx. 5.86 ac)
 - Wetland Line
 - Potentially Occupied Gopher Tortoise Burrows

Wetland Flagging Map
78727 Truventure Henley Rd
Truventure Holdings - 0 Henley Rd.
RE # 21-05-25-010094-007-01

Green Cove Springs, Clay County, FL

Date: January 2023
Base maps provided by ESRI. Parcel data provided by the FDOR 2022. Locations based on a wetland delineation performed on 1/13/23.



SWCA
ENVIRONMENTAL CONSULTANTS

For Lease

6.25 Acres | Ground Lease
Commercial Development Land



For Lease

6.25 Acres | Ground Lease
Commercial Development Land

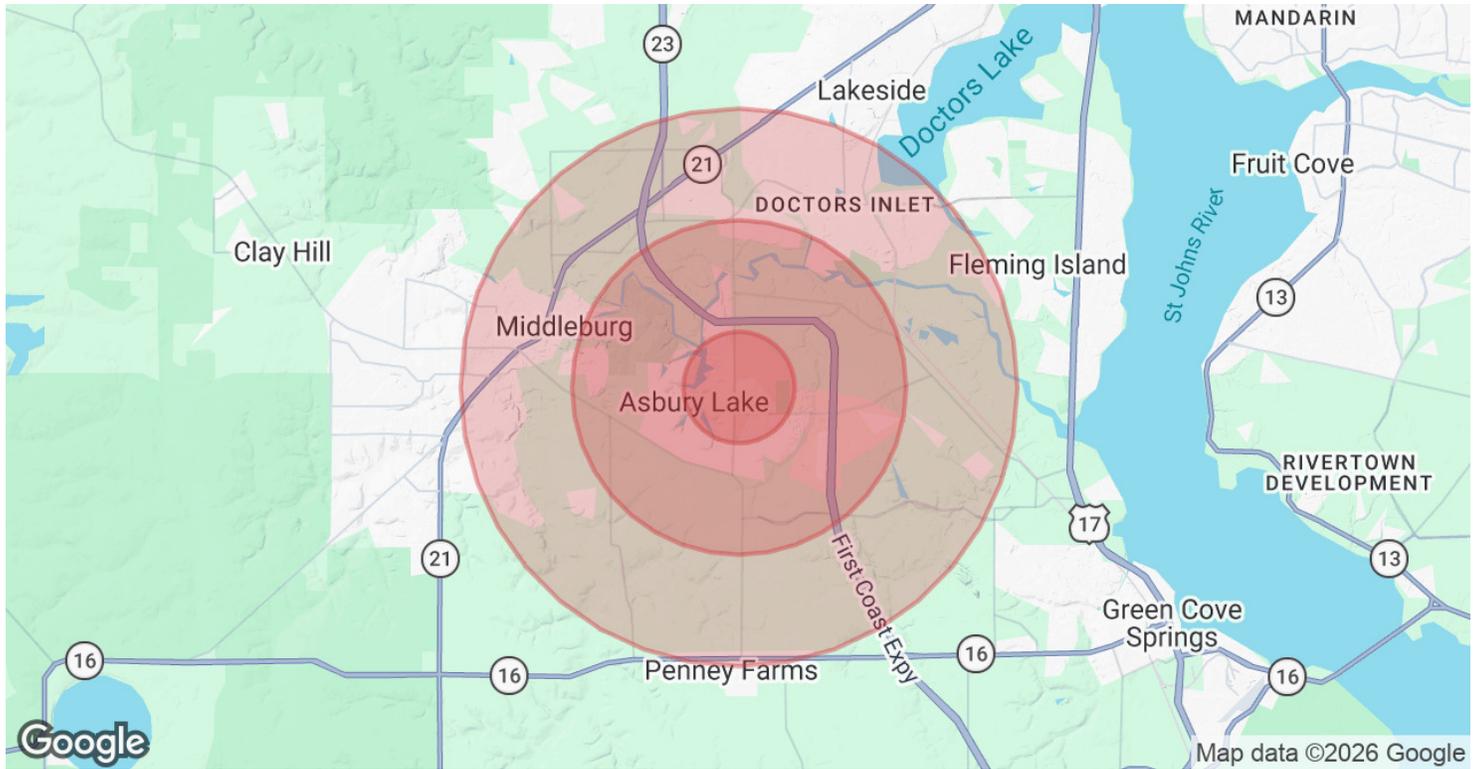


Google

Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

For Lease

6.25 Acres | Ground Lease
Commercial Development Land



Population	1 Mile	3 Miles	5 Miles
Total Population	3,816	17,599	50,859
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	40	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,261	6,049	18,003
# of Persons per HH	3	2.9	2.8
Average HH Income	\$110,157	\$100,452	\$103,309
Average House Value	\$355,097	\$354,400	\$325,635

Demographics data derived from AlphaMap