

ATLANTIC BLVD ST. JOHNS BLUFF



LEASE

# 3.8 AC IL Outdoor. Storage Facility

1712 OGILVIE PARK LN

Jacksonville, FL 32246

PRESENTED BY:

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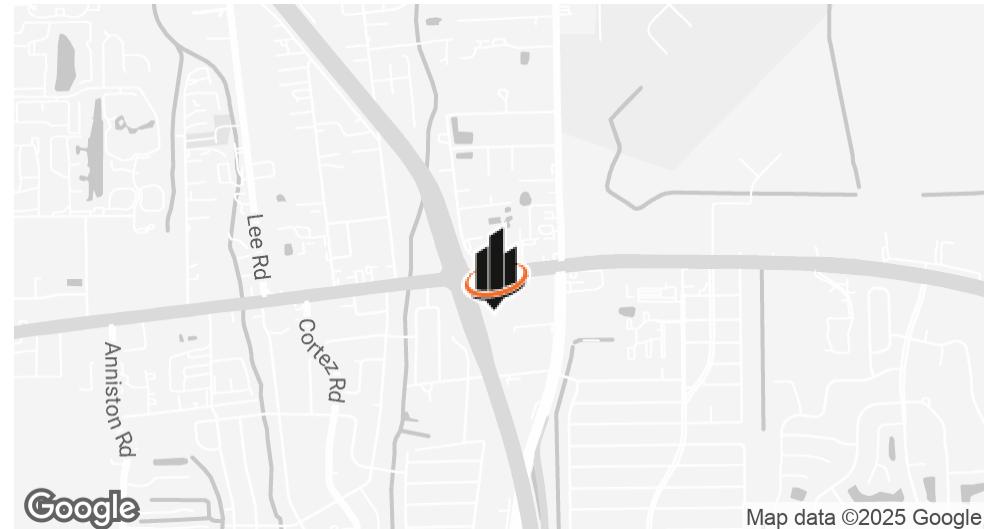
COLIN NICHOLSON III, CCIM

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# PROPERTY SUMMARY



Map data ©2025 Google

## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$20,000.00 per month (MG)
<b>LOT SIZE:</b>	168,258 SF
<b>BUILDING SIZE:</b>	12,000 SF
<b>ZONING</b>	IL (LIGHT INDUSTRIAL)
<b>TRAFFIC I-295</b>	85,500 PER DAY
<b>TRAFFIC ATLANTIC BLVD</b>	65,000 PER DAY

## PROPERTY DESCRIPTION

Strategically positioned with direct I-295 access (AADT 85,500), this 3.87-acre light industrial (IL) property offers unmatched visibility and convenience in a high-demand location. Ideal for storage, logistics, or distribution operations, the site features dual gated entries from Atlantic Blvd (AADT 65,000) and Teresa St, ensuring easy ingress/egress.

### Property Highlights:

Premium Highway Exposure - Prime northbound I-295 frontage with high-impact signage potential

Enhanced Security - Double-gated access, including a remote-controlled sliding gate with keypad entry

On-Site Infrastructure - +/-12,000 SF operational facility with office space, dispatch station, storage, and repair bay

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## ADDITIONAL PHOTOS



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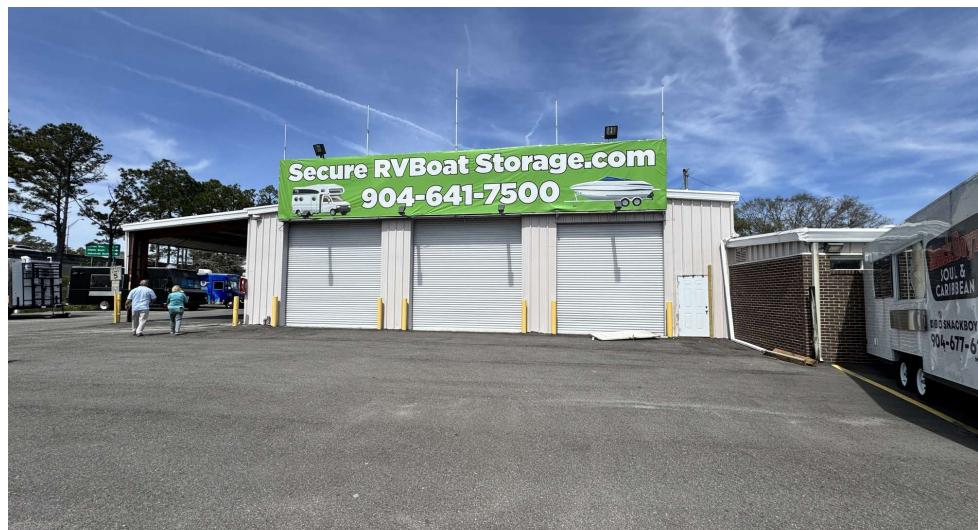
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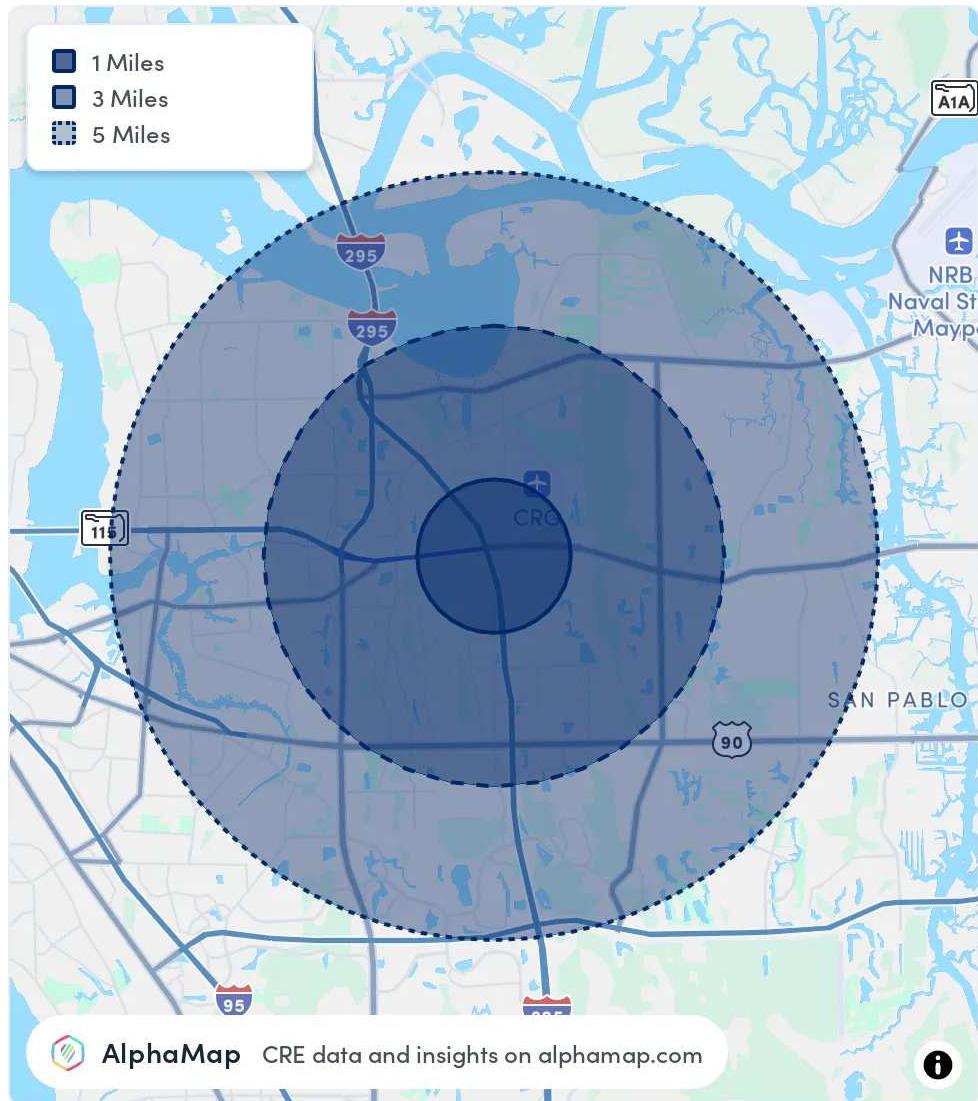
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## AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	10,400	83,161	222,240
<b>AVERAGE AGE</b>	39	38	39
<b>AVERAGE AGE (MALE)</b>	37	37	38
<b>AVERAGE AGE (FEMALE)</b>	40	39	40
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,909	32,173	88,381
<b>PERSONS PER HH</b>	2.7	2.6	2.5
<b>AVERAGE HH INCOME</b>	\$72,321	\$82,518	\$93,954
<b>AVERAGE HOUSE VALUE</b>	\$235,948	\$278,302	\$322,830
<b>PER CAPITA INCOME</b>	\$26,785	\$31,737	\$37,581

Map and demographics data derived from AlphaMap



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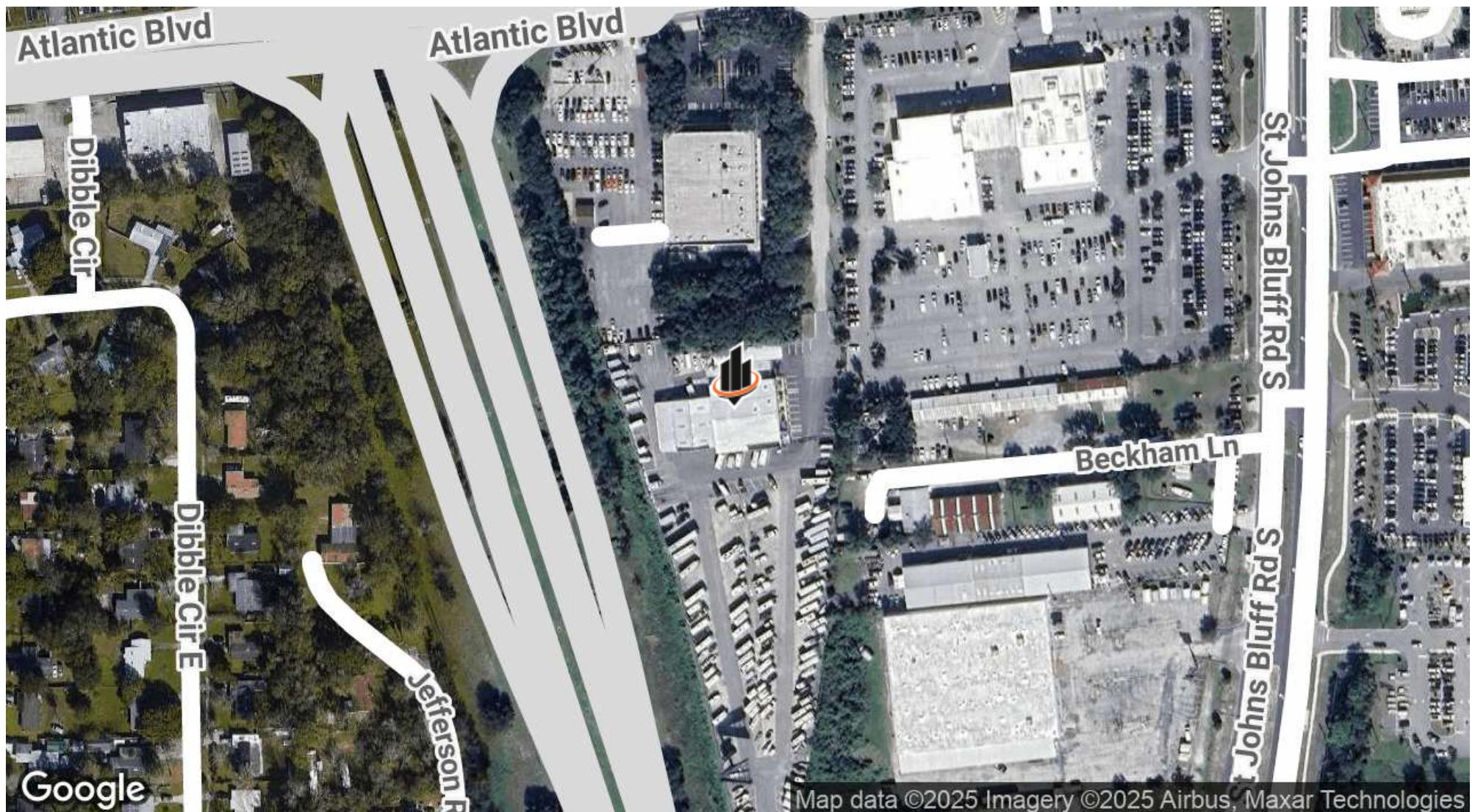
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## LOCATION MAP



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# JACKSONVILLE, FL



## HIGHLIGHTS:

- Twenty-two miles of beaches, 1,100 miles of shoreline
- Largest urban park system in the country with 80,000 acres
- 40 golf courses
- Historical landmarks
- Culture and entertainment
- 270 average days of sunshine per year
- One of only 17 U.S. strategic ports on-call to move military cargo

## AREA INFORMATION

One of Florida's most historic cities, first founded by European settlers back 1562. Jacksonville is rich with old Florida history, Civil War history, Civil Rights history, and Southern Rock history. Jacksonville's Downtown is one of the oldest in the state and packed with architectural gems from the early 1900's. Museums dedicated to the African American story, museums featuring the history of our beaches and a museum dedicated to the history of the biggest and most historic park, the Timucuan Ecological and Historic Preserve.

The final 35 miles of the St. Johns River runs through Jacksonville, the largest city by area in the United States, with a population of over one million. Much of the economic base of Jacksonville depends on the river: Northeast Florida's strong military presence operates on the river and 18,000,000 tons of goods are shipped in and out of Jacksonville annually.

The military presence also has a significant economic impact on the region that provides stability and diversity within the local community. Area military installations such as Naval Air Station Jacksonville, Naval Station Mayport, Kings Bay Naval Base, Camp Blanding Joint Training Center, Naval Aviation Depot Jacksonville and Marine Corps Blount Island Command provide employment to more than 50,000 active duty, reserve and civilian men and women.

There's little doubt the St. Johns River is the trade engine that drives Jacksonville. While its economic impact may be hard to quantify, the peripheral industries the river supports and affects are abundant.

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