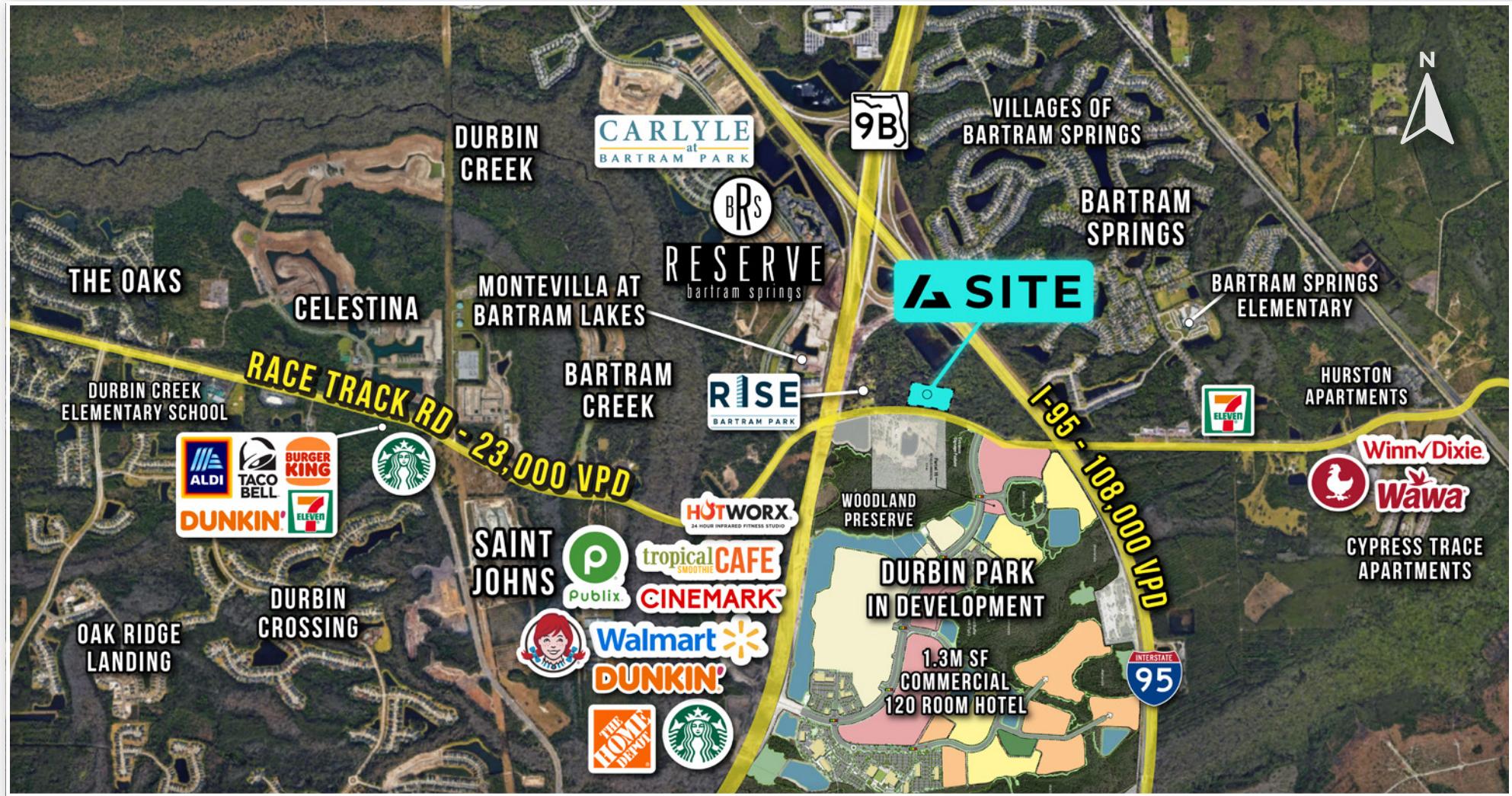




Macro Aerial

Race Track Rd, Jacksonville, FL 32259



Legal notice: The information herein was obtained from sources deemed reliable; however, Ashton Gray LLC makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, changes of price, prior sale or lease, or withdrawal without notice.

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Summary

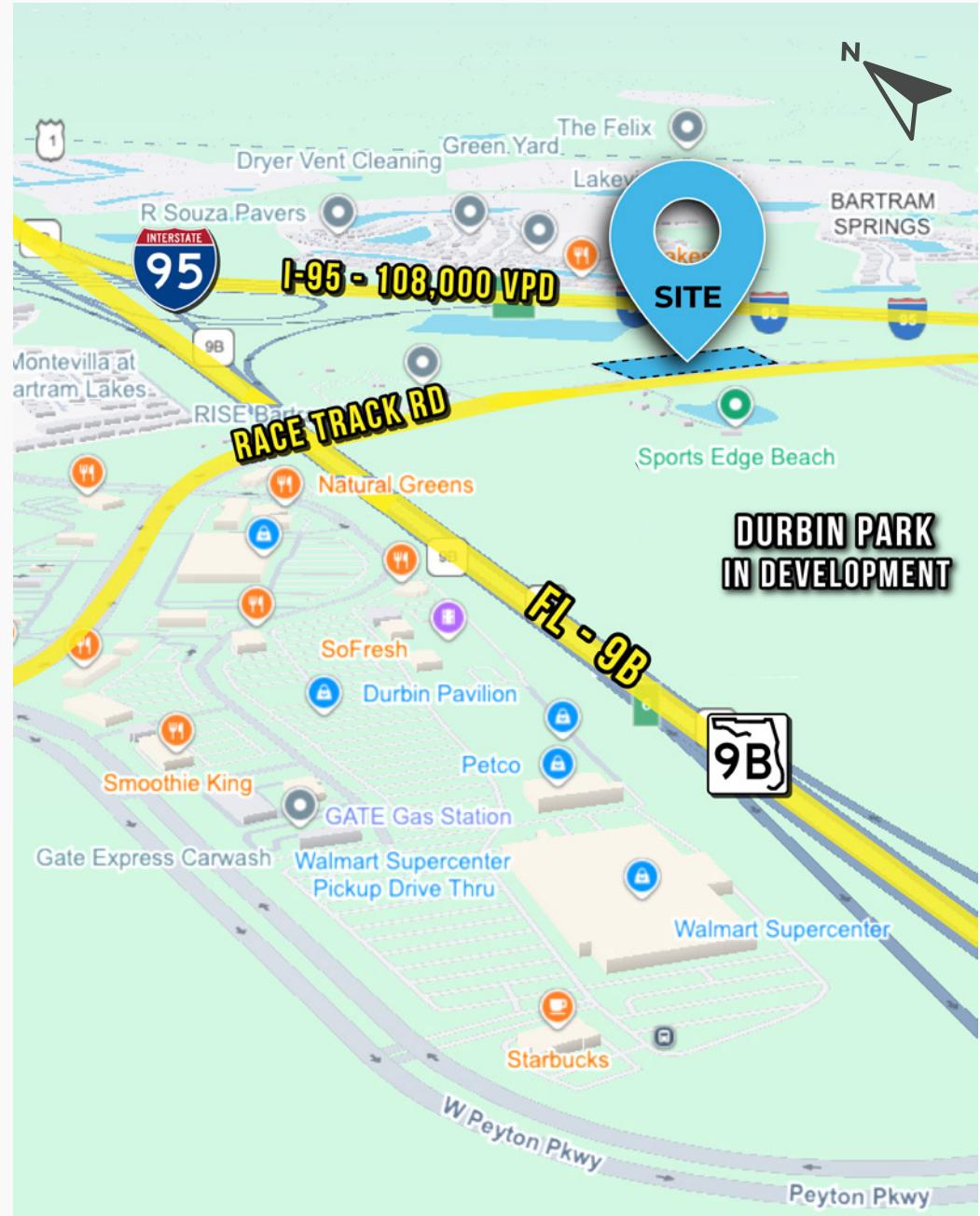
- Lease Rate: Inquire for Pricing
- Building Size: ± 10,500 SF
- Available For Lease: ± 1,200-10,500 SF
- Co-Tenants: TBD

Property Overview

- End-cap with drive-thru available
- Positioned next to a 1,600 acre mixed-use master plan community under development directly south
- Adjacent to Durbin Pavilion - a power center with over 650,000 SF of anchors, junior box retail, and shadowed anchored shop space including Walmart and Home Depot
- Excellent AHII exceeding \$140K near multiple residential communities

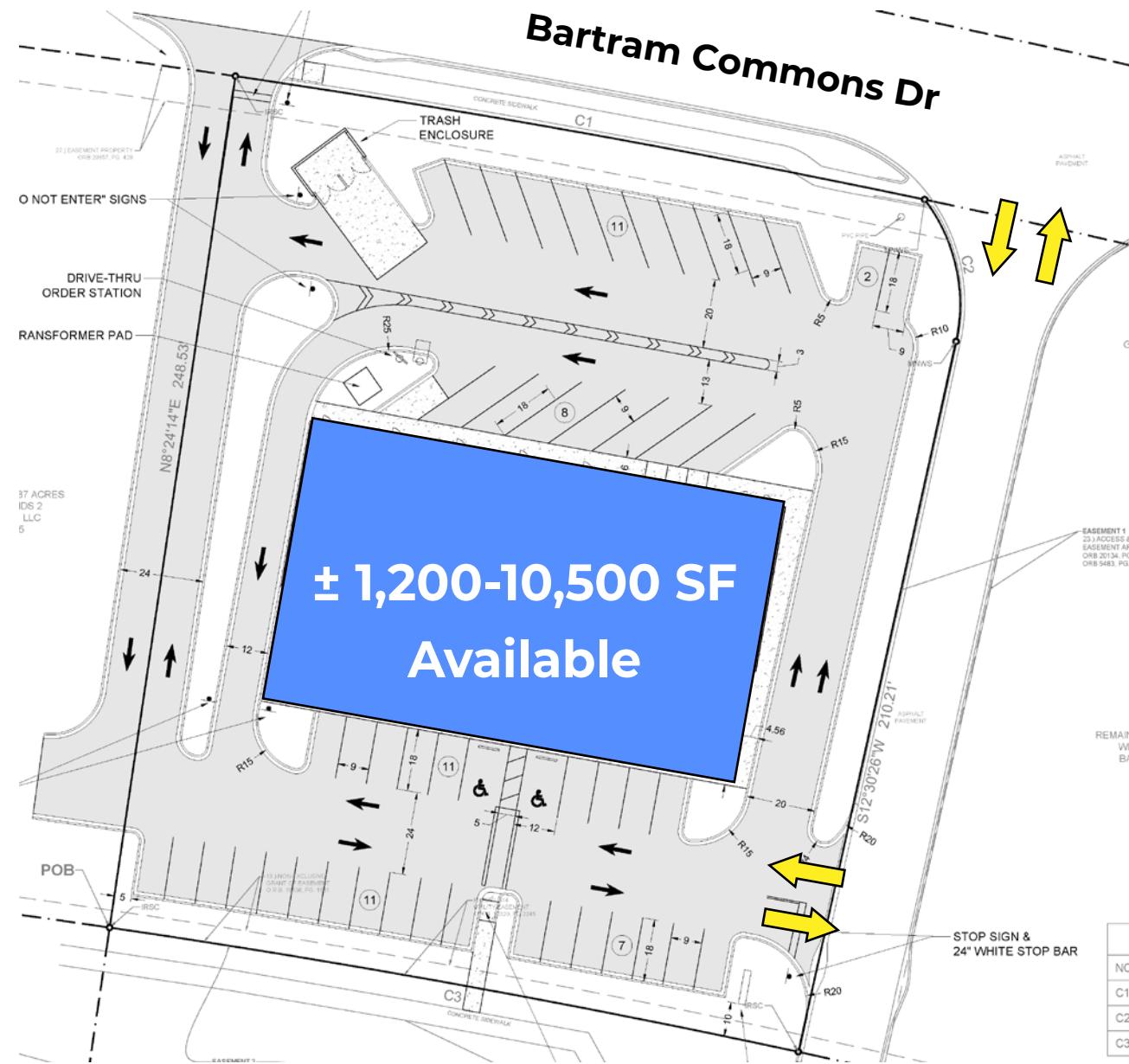
Demographics

2025 Population		
5,377 1 Mile	44,087 3 Mile	102,317 5 Mile
2029 Projected Growth ('25-'29)		
8.20% 1 Mile	18.65% 3 Mile	23.17% 5 Mile
Avg. Household Income		
\$141,980 1 Mile	\$136,800 3 Mile	\$138,719 5 Mile



Site Plan

Race Track Rd, Jacksonville, FL 32259





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