

# Southside Blvd Assemblage Jacksonville, FL 32216



- **Acres / SF:** +4.4 Acres / ~192,970 SF
- **Zoning:** RLD—60
- **RE #s:** 123392-0000, 123393-0000,  
123394-0000, 123395-0000

**Watson Commercial Realty Inc.**  
4685 Sunbeam Road, Suite 4  
Jacksonville, FL 32257  
**904-200-1030**  
**Will Messer**

 **LoopNet Listing ID #34777590**



Commercial Realty, Inc.

## **Southside Blvd Assemblage Jacksonville, FL 32216**

- Prominent Siting: ~800'  
Southside Blvd. frontage**

- Location**

Atlantic Blvd.	1 mile / 2 mins.
Beach Blvd.	1 mile / 3 mins.
I-295	3 miles / 6 mins.
St. Johns Town Center	5 miles / 10 mins.
Everbank Field	6 miles / 9 mins.
I-95	8 miles / 10 mins.
I-10	9 miles / 13 mins.

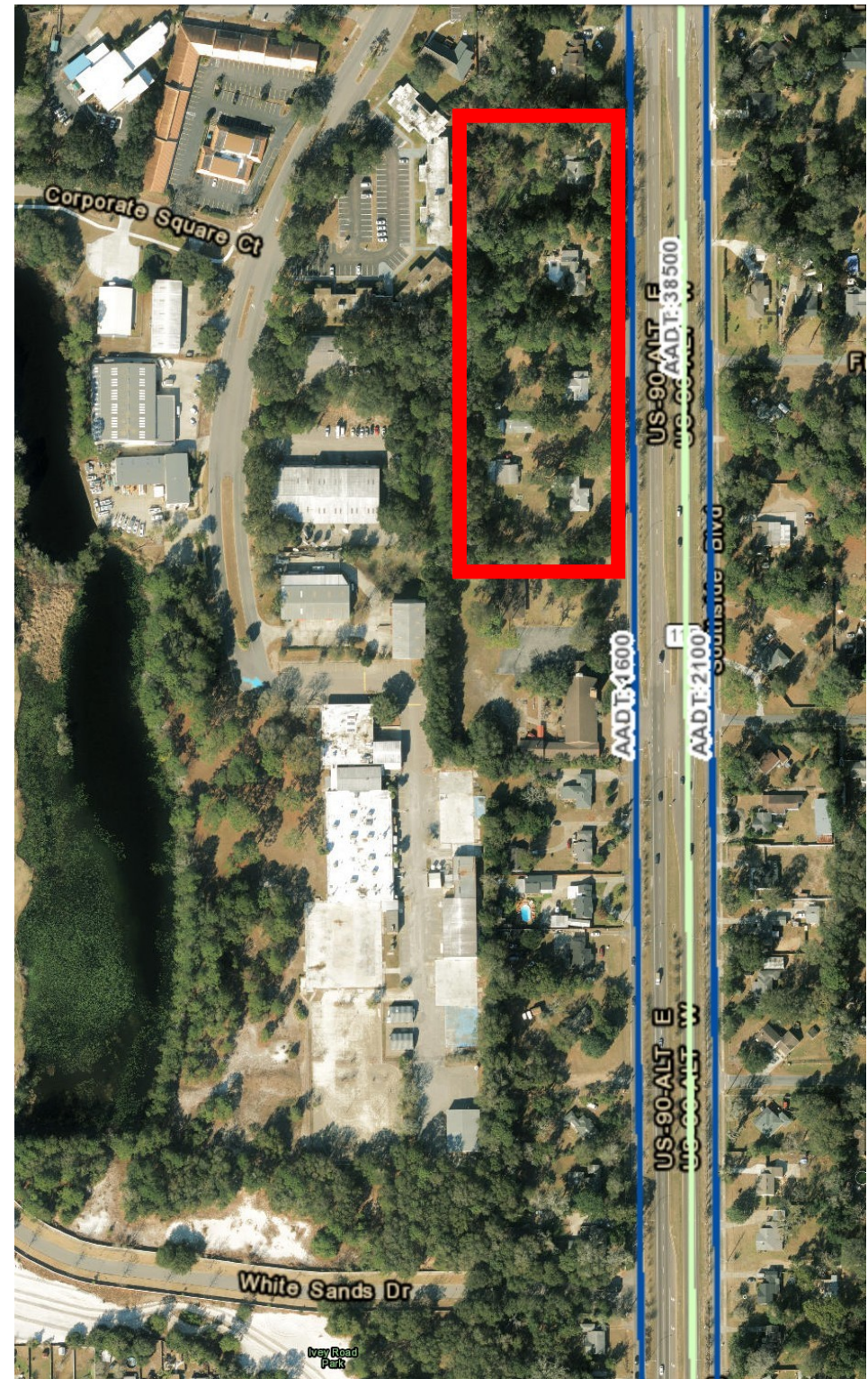




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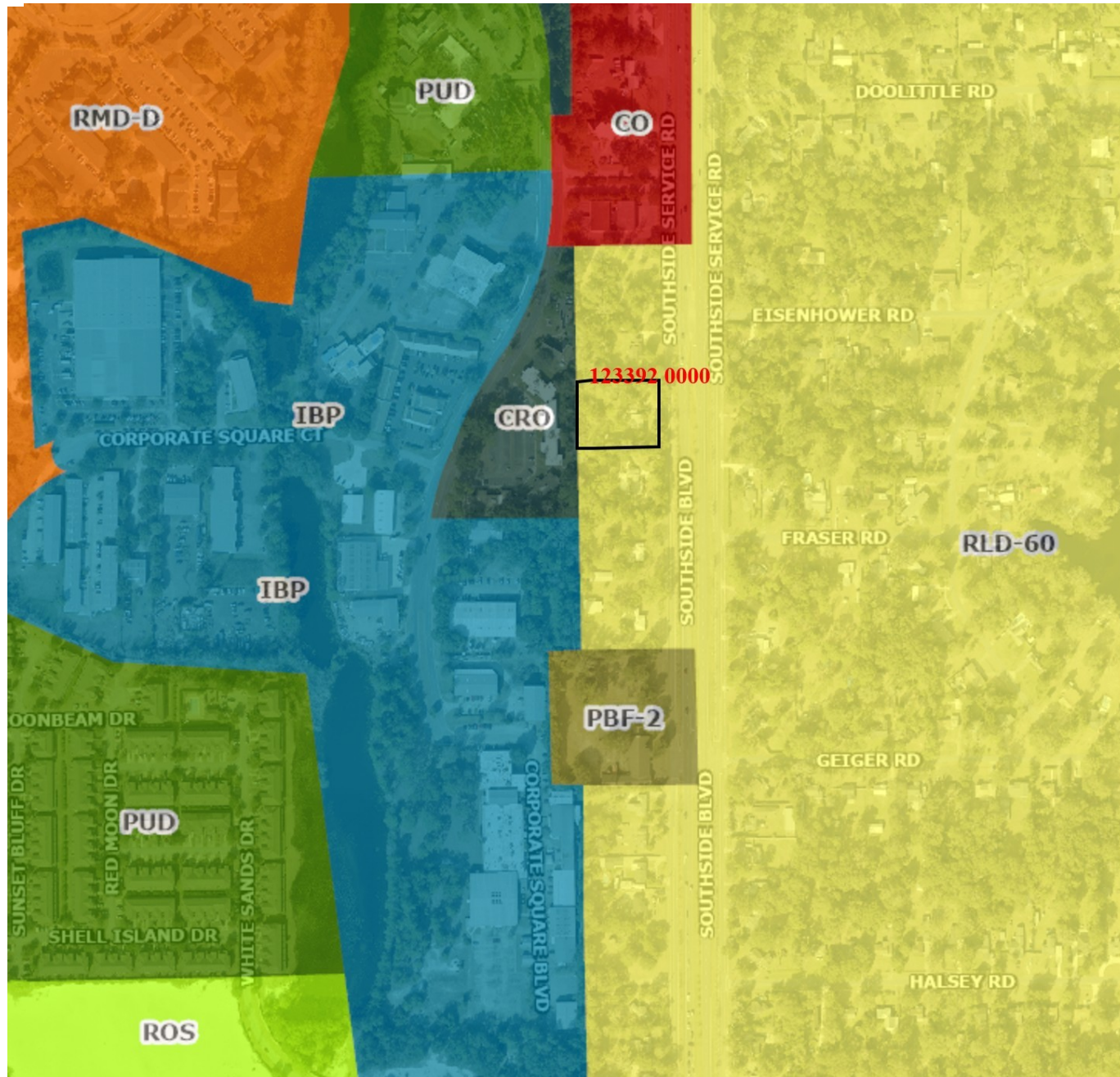
**Florida Department of  
Transportation (FDOT)  
Average Annual Daily Traffic  
(AADT)  
2023**



# Southside Blvd Assemblage 4 Lots



# Southside Blvd Assemblage Zoning Map



<1 mile:



1 mile:



**WILL MESSER**

*Commercial Sales Associate*

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**904-200-1030**

Email:

**wmesser@watsoncommercial.com**

Web:

**WatsonCommercial.com**

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REAL ESTATE  
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OF THE WORLD



Prospective Uses:	Medical, Multifamily, Office, Townhomes, School, Single-Family Homes, and other uses
Gross Land Area:	+4.4 Acres / ~192,970 SF
Zoning:	RLD-60
Sale Price:	<b>Call For Pricing</b>

### Demographics—CoStar, Census

Proximity:	1 mile	3 miles	5 miles
Total Population:	11,935	92,936	220,577
Median Age:	34.7	35.7	35.9
Households:	4,901	37,183	89,289
Avg. HH Inc.	\$58,714	\$66,014	\$75,299

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**WILL MESSER**  
*Commercial Sales Associate*

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